

FILED
GREENVILLE CO. S. C.

APR 18 11 19 AM '72

OLLIMORTGAGE
R. M. C.



First Mortgage on Real Estate

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Albert Q. Taylor, Jr. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of **Forty Nine Thousand and no/100-----** DOLLARS (\$ 49,000.00), with interest thereon at the rate of **Seven** per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is **23** years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of **Greenville** at the corner of **Parkins Mill Road (Dakota Road) and Rockingham Road**, being designated as **Lot No. 43 Parkins Mill Road (Dakota Road)** according to a plat of **Barksdale** made by **Dalton & Neves, Engineers**, dated **December, 1959** and recorded in the **RMC Office for Greenville County, South Carolina** in **Plat Book "QQ" Pages 118-119** and having according to said plat the following metes and bounds:

BEGINNING at an iron pin, joint front corner of Lots 42 and 43 and running along Parkins Mill Road (Dakota Road) S. 30-03 E. 195 feet to an iron pin; thence along the curve of Parkins Mill Road (Dakota) and Rockingham Road, S. 22-48 W. 30.2 feet to an iron pin; thence along Rockingham Road, S. 75-40 W. 229.2 feet to an iron pin, joint corner of Lots 41 and 43; thence along the line of Lot 41, N. 31-57 W. 151 feet to an iron pin; thence along the line of Lot 42, N. 59-57 E. 250 feet to an iron pin, the beginning corner.

Being the same property conveyed to Mortgagor by deed recorded in Deed Book 856 at page 409.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.