

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF Greenville

FILED
APR 27 2 19 PM '72
OLLIE FARNSWORTH
R. H. C.

MORTGAGE OF REAL ESTATE

BOOK 1230 PAGE 659

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, William F. Taber, Jr. and Anne F. Taber

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

TWENTY THOUSAND AND NO/100 - - - - - Dollars (\$ 20,000.00) due and payable

EIGHT (8) MONTHS FROM DATE,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: Quarterly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 in Bates Township in Belle View Community containing 41.55 acres, more or less, and being a portion of the Earl W. Hawkins property, described as follows: BEGINNING at a point in the center of Belle View School Road a short distance from Buncombe Road, referred to as U.S. Highway 25 at the corner of property now or formerly of Lockaby and running thence S. 2-45 E. 412.5 feet to an iron pin; thence S. 14 W. 495 feet to a ditch; thence S. 42 E. 898 feet to an iron pin; thence along line of property of Ollie H. Bishop N. 71-55 E. 434 feet to an iron pin; thence N. 87-30 E. 185 feet to an iron pin; thence N. 67-25 E. 200 feet to an iron pin; thence N. 45 E. 145 feet to an iron pin; running thence N. 67-15 E. 140 feet; thence N. 81-15 E. 200 feet to point in the center of Belle View School Road; thence with center of said road N. 38-10 W. 830 feet; thence N. 20-40 W. 248.9 feet to a point thence N. 46-10 W. 184.4 feet to a point; thence leaving the road and running N. 79-50 W. 242 feet to a point; thence N. 11-40 E. 183 feet to a point in Belle View School Road; thence following the center of said road N. 83-15 W. 275 feet to a point; thence S. 76-30 W. 100 feet to a point; thence S. 59-15 W. 175.5 feet to a point; thence S. 81-0 W. 141.9 feet to the point of beginning.

ALSO: All that other piece, parcel or tract of land with improvements thereon situate, lying and being in Bates Township, County and State aforesaid, adjoining lands now or formerly of Ben Barbarie, John Lockaby and others:

BEGINNING on a stone at Southeast corner and running thence S. 63-3/4 West 21.25 chains to a stone on road; thence with road, N. 38 W. 9.50 chains to a stone; thence N. 39 W. 13.70 chains to bend in road; thence N. 25 W. 1.55 chains to iron pin; thence N. 70 E. 13.00 chains to iron pin; thence S. 33 1/2 E. 4.11 chains to iron pin; thence N. 75 E. 7.93 chains to iron pin; thence S. 42 1/2 E. 18.38 chains to the beginning corner, and containing 45.9 acres, more or less.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.