

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1236 PAGE 449

JUN 8 12 04 PM '77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, Joe L. Taylor and Susanna M. Taylor

(hereinafter referred to as Mortgagor) is well and truly indebted unto James Theodore

(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

Seven Thousand and No/100 ----- Dollars (\$ 7,000.00 ) due and payable

in monthly installments of \$116.02 each, beginning <sup>Aug. 10</sup> July 10, 1972, to be applied first to interest at the rate of six (6%) percent and the balance to principal.

with interest thereon from date at the rate of 6 per centum per annum, to be paid: as set forth above.

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:

All that piece, parcel or lot of land being shown as the major portion of Tract Number 2 on plat entitled Property of First Carolina Joint Stock Land Bank, prepared by Dalton and Neves, dated July 1938; and also shown as Property of Joe L. Taylor and Susanna M. Taylor, on plat by Jones Engineering Service, dated May 7, 1972, recorded in the RMC Office for Greenville County in Plat Book 48 at Page 113, and having according to said plat the following metes and bounds, to-wit:

BEGINNING on the northwestern side of Anderson Road (Highway 81), which point is approximately 300 feet to intersection of Theodore Drive, and running thence N 30-29 W 258.7 feet to an iron pin; thence N 48-22 W 1383.5 feet to an iron pin; thence S 34-30 W 228 feet to an iron pin; thence S 34-05 E 221 feet to an iron pin; thence S 44-00 E 1368.2 feet to an iron pin on the northwest side of Anderson Road; thence with the northwest side of said Anderson Road N 48-50 E 148.1 feet and N 43-19 E 158.7 feet to the beginning corner.

This is the same property conveyed to the Mortgagor by deed of James Theodore to be recorded herewith.

It is agreed and understood that the Obligator may pre-pay this indebtedness in whole or in part in any amount at any time without penalty.

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.