

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ---Thomas W. Taylor and Marilue S. Taylor---

(hereinafter referred to as Mortgagor) is well and truly indebted unto ---Bernard W. Siebel and Kathryn H. Siebel--

(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 ---Three Thousand Nine Hundred Nineteen and 44/100

Dollars (\$3,919.44) due and payable

on or before October 1, 1974 (in monthly installments of One Hundred and Fifty and No/100 (\$150.00) Dollars per month commencing on March 1, 1973) and an equivalent amount on the first day of each consecutive month thereafter until the balance shall have been paid in full, with power in the makers hereof to anticipate and pay off any balance due hereunder at any time hereafter without penalty therefor.

With interest thereon from date at the rate of seven (7%) per centum per annum, to be paid: monthly

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, on the Southerly side of Spring Forest Drive, near the Town of Simpsonville, being known and designated as Lots 1A and 1B according to Map No. 1 of Spring Forest Estates, prepared by C. O. Riddle, R.L.S., November, 1956, as recorded in Plat Book "KK" at Page 117, and having, according to revised plat of Lot No. 1 by C. O. Riddle, dated May 11, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Spring Forest Drive at joint front corners of Lots 1A and 17, and thence along said Drive on an angle, the chord of which is N. 88-33 W. 133.7 feet to an iron pin; thence further along said Drive on an angle, the chord of which is S. 74-57 W. 100 feet to an iron pin; thence further along said Drive on an angle, the chord of which is S. 62-58 W. 100 feet to an iron pin at joint front corner of Lots 1A and 1B; thence further along said Drive on an angle, the chord of which is S. 50-59 W. 100 feet to an iron pin; thence further along said Drive on an angle, the chord of which is S. 38-59 W. 100 feet to an iron pin; thence further along said Drive on an angle, the chord of which is S. 26-59 W. 100 feet to an iron pin; thence further along said Drive S. 20-59 W. 27 feet to an iron pin at joint front corner of Lots 1B and 2; thence along the joint line of said Lots S. 69-01 E. 495.2 feet to an iron pin on the rear line of Lot No. 16; thence along the rear lines of Lots 16 and 17 N. 5-53 E. 502.6 feet to an iron pin at joint front corner of Lots 1A and 17 on the Southerly side of Spring Forest Drive, the point of beginning.

This mortgage is to correct previous mortgage given by the Mortgagees to the Mortgagors covering the same identical property. The parties agree that upon full payment of this mortgage both mortgages of record on the property described herein will be canceled simultaneously.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rehts, 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.