

MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. - Greer, S. C.

BOOK 1272 PAGE 577

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

FILED

1961 10 21 1977 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DOVNE S. TAYLORSLEY
R.M.C.
Waddell & Tate, Ltd.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Myrtice L. Waddell or F. C. Waddell

(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 two thousand and no/100

Dollars (\$ 22,000.00) due and payable

at the rate of \$3,000.00 per year commencing one (1) year from date and each year thereafter until paid in full with no interest thereon.

with interest thereon from date at the rate of 0 per centum per annum, to be paid:

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 lot of land with the buildings and improvements thereon, situate on the southeast side of U. S. Highway No. 29, (also known as Greenville-Spartanburg Super Highway) near the town of Taylors, in Greenville County, South Carolina, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeast side of U. S. Highway No. 29 at the corner of property now or formerly of W. S. Edwards and running thence along said Edwards line, S. 39 E. 282 feet to an iron pin on the northwest edge of the right of way of Piedmont & Northern Railroad; thence along the northwest edge of said right of way, S. 59 W. 60 feet to an iron pin; thence N. 39-30 W. 272.5 feet, more or less, to an iron pin on the southeast side of U. S. Highway No. 29; thence along the southeast edge of said Highway, N. 50-15 E. 60 feet to the point of beginning.

ALSO, all right, title, and interest which the Grantor has in and to that strip of land lying southeast of the center line of U. S. Highway No. 29 and adjacent to the above described lot; also, all right, title and interest which the Grantor has in and to that strip of land lying northwest of the center line of the right of way of Piedmont & Northern Railroad and adjacent to the rear of the above described lot.

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina on the south side of U. S. Highway 29, about one mile west of the Town of Taylors, as shown on a plat of the property of Myrtice L. Waddell made by J. C. Hill, surveyor, on February 3, 1960, and recorded in the R. M. C. Office for Greenville County in plat book TT at page 135 and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin at the right-of-way of U. S. Highway 29 and running along said right-of-way N. 50-45 E. 100.30 feet to an iron pin at the edge of the right-of-way of U. S. Highway 29; thence S. 38-45 E. 197.8 feet to an iron pin at the edge of the right-of-way of the P & N Railway; thence along said P & N Railway right-of-way S. 60-20 W. 105 feet to an old iron pin at the edge of said right-of-way; thence N. 37-20 W. 178.1 feet to an iron pin, the point of the beginning.

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 Mortgagee 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.