

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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GREENVILLE CO. S. C.
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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Richard S. Taylor and Claudia G. Taylor

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jack E. Shaw Builders, Inc.

(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 Two Thousand

----- Dollars (\$ 2,000.00) due and payable
One Thousand (\$1,000.00) Dollars one year from the date hereof, and One
Thousand (\$1,000.00) Dollars two years from the date hereof,

with interest thereon from date at the rate of 8 1/2 per centum per annum, to be paid at the same time as, and in addition to, the above principal payments, until paid in full;

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 ~~XXXXXXXXXXXXXXXXXXXX~~ at the eastern corner of the intersection of Lancelot Drive and Sagramore Lane, being shown and designated as Lot No. 31 on a plat of Camelot prepared by Piedmont Engineers and Architects, dated November 5, 1968, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WWW atpage 46, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Lancelot Drive at the joint front corner of Lots Nos. 30 and 31, and running thence along the common line of said Lots S. 65-31 E. 64.35 feet to a point; thence S. 16-29 W. 207.0 feet to a point on the eastern side of Sagramore Lane; thence along the said Sagramore Lane N. 70-13 W. 173.4 feet to a point; thence N. 15-43 W. 173.4 feet to a point; thence N. 15-43 W. 29.05 feet to a point on the southern side of Lancelot Drive; thence along the said Lancelot Drive N. 38-45 E. 27 feet; thence still with Lancelot Drive N. 52-46 E. 193.6 feet to the point of beginning.

LESS, HOWEVER, a small triangular portion of Lot No. 31 previously deeded by Camelot, Inc. to Billy R. Wood and Elizabeth E. Wood by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 897, Page 197, on August 28, 1970.

This mortgage is given to secure a portion of the purchase price for the premises hereinabove described. This mortgage is junior in lien to that certain mortgage given by Richard S. Taylor and Claudia G. Taylor to First Federal Savings and Loan Association in the original principal sum of \$42,000.00, dated February 6, 1974, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

This is the identical property conveyed to the mortgagors herein by deed of Jack E. Shaw Builders, Inc., dated February 6, 1974, and recorded herewith in the R.M.C. Office for Greenville County, South Carolina.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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 whatsoever lawfully claiming the same or any part thereof.

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