

MORTGAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Kathryn A. Taylor

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

Ten Thousand and no/100----- Dollars (\$ 10,000.00) due and payable
One year from date

with interest thereon from date at the rate of nine per centum per annum, to be paid.
One year from date

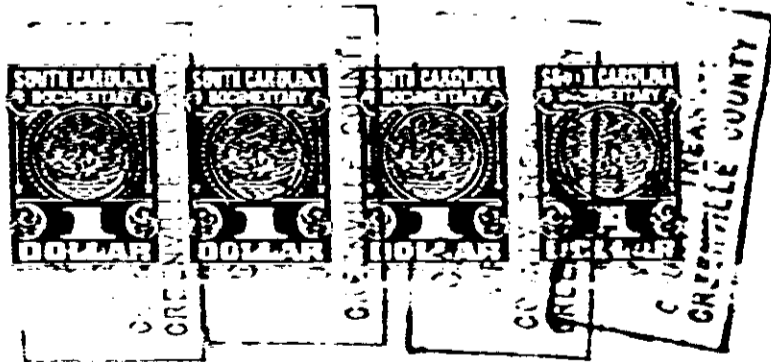
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, 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

All that piece, parcel or lot of land in Gantt Township, Greenville County, South Carolina on the east side of Augusta Road, being Lots Nos. 6 and 43 as shown on revised plat of property of Albert Q. Taylor, prepared by C. C. Jones, Engineer, dated February 21, 1952, recorded in the RMC Office for Greenville County in Plat Book P at page 49 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the southeast corner of Augusta Road and East Gantt Street and running thence with south side of East Gantt Street S. 48-44 E. 293 feet to an iron pin at corner of Lot 42; thence along the line of lot 42 S. 40-15 W. 175 to an iron pin at rear corner of Lots 32 and 44; thence along rear line of Lot 44 N. 53-42 W. 73.2 feet to an iron pin at joint rear corner of Lots 4 and 5; thence along the rear line of Lot 5 N. 33-18 E. 90.7 feet to an iron pin at rear corner of Lot 6; thence along the line of Lot 6 N. 48-02 W. 202.3 feet to an iron pin on East side of Augusta Road, joint front corner lots 5 and 6; thence along east side of Augusta Road, N. 36-38 E. 100 feet to the point of beginning.



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 is 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.

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