

AUG 13 11 18 AM '76

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, EDWARD A. TAYLOR and JOYCE T. TAYLOR

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK OF GREENVILLE, SOUTH CAROLINA

(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 FORTY-FOUR AND NO/100-----

-----Dollars (\$10,044.00) due and payable to be paid in seventy-two (72) equal monthly installments of \$139.50 due and payable on September 15, 1976, and a like amount on the 15th day of each month thereafter, until paid in full, with interest at the rate of 7%; interest has been computed and added to the total amount of this note. with interest thereon from maturity at the rate of 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, City of Greenville, on the Western side of Essex Court, being shown as Lot No. 9 on a plat of Essex Court, recorded in Plat Book W, at Page 31, and described as follows:

BEGINNING at a stake on the Western side of Essex Court, 491 feet North from a County Road, at corner of Lot No. 8, and running thence with the line of said lot, S. 86-15 W. 115.1 feet to a stake; thence N. 1-50 W. 64.04 feet to a stake at corner of Lot No. 10; thence with the line of said lot, N. 86-15 E. 113 feet to a stake on Essex Court; thence with the Western side of Essex Court, S. 3-45 E. 64 feet to the beginning corner.

This property being the same conveyed to the mortgagors herein by deed dated November 10, 1950 and recorded in the RMC Office for Greenville County in Deed Book 423 at page 455.



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 whomsoever lawfully claiming the same or any part thereof.

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