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GREENVILLE CO. S. C.

BOOK 1381 PAGE 573

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 28 2 19 PM '76
ANNIE S. TAYLOR
R.M.C.

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

WHEREAS, We, Bruce E. Taylor and Bertha E. Taylor

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Greer, it successors and assigns forever: N. MAIN ST, GREER, S.C. 29651

(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-one Thousand and no/100

Dollars (\$21,000.00) due and payable

250 AS
12 AS

in consecutive monthly installments of Two Hundred Thirteen and 01/100 (\$213.01) beginning thirty (30) days from date with the last payment due and payable fifteen (15) years from date.

with interest thereon from date at the rate of 9% per centum per annum, to be paid: in monthly installments above.

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, in Chick Springs Township on the Northern side of Maple Creek and having, according to a survey made December, 1933, by Dalton and Neves, Engineers, the following metes and bounds:

BEGINNING at a concrete monument near the North Bank of Maple Creek, joint corner of lands now or formerly belonging to Mrs. John James and C. E. Taylor and running thence with the line of C. E. Taylor N. 38-15 E. 267 feet to an iron pin; thence N. 58-55 W. 254.4 feet to an iron pin; thence S. 52-53 W. 351.6 feet to an iron pin on the South bank of Maple Creek; thence S. 68-55 E. 257 feet to the point of beginning, containing, according to said survey, 2 acres more or less.

THIS is the identical property conveyed to Bruce E. Taylor by deed of J. P. Stevens and Co., Inc, on December 19, 1955 and duly recorded on January 3, 1956 in Deed Book 542 at page 137 in the R.M.C. Office for Greenville County.

ALSO:

ALL that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, in the new corporate limits of the City of Greer, lying on the southwest side of the New Pelham Road, being bounded on the northwest by other lands of C. E. Taylor on the Northeast by the said road and lands of Roscoe Green on the southeast by other lands of myself (C. E. Taylor) on the southwest by a two acre lot (former pumping station) of Victor-Monaghan Co, (Victor Plant) and being a part of the same lot of land that was conveyed to C. E. Taylor by deed from Mrs. W. A. Simmons, and having the following courses and distances, to-wit:

BEGINNING on a nail and stopper in the said road and on the former E. C. Bailey line, and runs thence with the said line, S. 37-30 W. 220.2 feet to an iron pin on the said line and being the joint corner of the two acre lot of the Victor-Monaghan Co., thence with the line of the Victor-Monaghan Co. N. 59-40 W. 150 feet to an iron pin on the said line; thence N. 49-02 E. 283.4 feet to a point in the said New Pelham Road (iron pin back on line at 15.5 feet) thence with the said road S. 30-25 E. 100 feet to the beginning corner.

THIS is the identical property conveyed to Bruce E. Taylor and Bertha E. Taylor by deed of C. E. Taylor dated May 13, 1950 and duly recorded in Deed Book 413 at page 388 in the R.M.C. Office for Greenville County on July 11, 1950.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
OCT 28 1976
STAMP TAX
PE 11218
08.40

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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