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STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }
DOONIE S. TANKERSLEY
R.M.C.

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

WHEREAS, I, Stephen M. Taylor

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

Southern Bank and Trust Company, Piedmont, S. C.

(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

Seventeen thousand three hundred four and 46/100 ----- Dollars (\$ 17,304.46) due and payable in monthly installments of \$215.92 to be applied first to interest with balance to principal, the first of these due on February 10, 1977 with a like amount due on the 10th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from _____ date at the rate of 9 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, lying on the western side of a county road and having according to a plat prepared by J. Don Lee, dated April 22, 1975 the following metes and bounds, to-wit:

BEGINNING at an iron pin in the County Road at the joint front corner of property herein and the other property of Stephen Taylor and running thence along the joint line of property herein and property of J. W. Mahon S 31-03 W. 100.5 feet to an iron pin; thence turning and running N 73 - 50 W 300.2 feet to an iron pin; thence turning and running along a new line through the property of James H. Kirk, Sr. N 18-06 E. 128 feet to an iron pin; thence turning and running S 68 - 25 E 323 feet to an iron pin in the county road at the point of beginning.

This conveyance is made subject to all easements, restrictions and/or rights of way of record, if any. This is the same property conveyed to Stephen Taylor by deed of James H. Kirk, Sr. and Mildred P. Kirk dated May 2, 1975, recorded in the Office of RMC for Greenville County in Book 1017 of Deeds, Page 804.

ALSO: ALL that piece, parcel or lot of land lying and situate in Grove Township on the east side of Highway 20, near Grove Station, containing one acre, more or less, and being known and designated as Lot No. 3 of a subdivision plat prepared by W. F. Adkins, surveyor, June 9, 1958, and having the following metes and bounds:

BEGINNING at an iron pin, joint corner of Lots Numbers 1 and 3 on Gillespie line, and being 6/30 chains from the Greenville Grove Station Road; thence along Gillespie line, South 59 3/4 East 5.76 chains to iron pin; thence along Gillespie line, South 57 1/2 West 1.75 chains to iron pin; thence along line of Mrs. S. J. Clark, North 66 1/4 West 5.90 chains to new corner of Lot Number 2; thence N 18 East 2.12 chains to the beginning corner.

This is the same property conveyed to Stephen Taylor by deed of Larry W. Gravley dated February 16, 1973 recorded in the Office of RMC for Greenville County in Book 968 of Deeds, Page 257.



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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