

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
GREENVILLE CO. S. C.

1406 961

AUG 12 2 47 PM '77
DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, William R. 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

Nine thousand six hundred sixty and 99/100----- Dollars (\$ 9,660. 99) due and payable in monthly installments of \$145.00 each, to be applied first to interest with balance to principal, the first of these due Sept. 15, 1977 with a like amount due on the 15th 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

All those certain pieces, parcels or lots of land, situate, lying and being on the east side of Highway 20, in Grove Township, Greenville County, State of South Carolina, being known and designated as Lots 1 and 2 on plat of Property belonging to J. L. Wallace according to survey made by W. F. Adkins, June 9, 1958, and being more particularly described according to a plat of Property of William R. Taylor near Greenville, S. C. made by R. B. Bruce, RLS, June 24, 1971, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4K, at page 105, as follows:

Beginning at an iron pin on the east side of Pelzer Road (Highway 20) 214.5 feet south of the intersection of a County Road and Pelzer Road and running thence S. 59-45 E. 390.8 feet to an iron pin; thence running S. 14-04 W. 162.8 feet to an iron pin; thence running N. 67-14 W. 416.2 feet to an iron pin in the center of Pelzer Road; thence along the center of said Pelzer Road N. 14-13 E. 113 feet to an iron pin; thence still with the center of said Pelzer Road N. 20-20 E. 104.3 feet to an iron pin; thence S. 59-45 E. 25 feet to an iron pin on the east side of Pelzer Road, the point of beginning.

This conveyance is made subject to protective covenants, easements and rights-of-way as appear of record or on the property.

This is the same property conveyed to William R. Taylor by deed of Wilborn B. Wallace and Bernice Wallace dated June 24, 1971, recorded in the Office of RMC for Greenville County in Book 920 of Deeds, page 253. Recorded July 14, 1971.



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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