MORTGAGE OF REAL ESTATE-Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA 7 4 45 PW 77 MORTGAGE COUNTY OF GREENVILLE DUNI S. TANKERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

E. RICHARD TAYLOR, JR.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANK OF GREER

(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 One Hundred Twenty-Five

on demand

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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:

In consideration of advances made and which may be made by BANK OF GREER, Greer, South Carolina, Lender, to E. RICHARD TAYLOR, JR., Borrower, (whether one or more), aggregating One Hundred Twenty-Five Thousand (\$125,000.00) Dollars, (evidenced by note(s) of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 45-55 of the Code of Laws of South Carolina, 1962, (1) all existing indebtedness of Borrower to Lender (including ▶ but not limited to the above described advances), evidenced by ) promissory notes and all renewals and extensions thereof, (2) all future advances that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Borrower to Lender, now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed One Hundred Twenty-Five Thousand and no/100 (\$125,000,00) Dollars plus interest thereon, attorney's fees and court costs, with interest as provided in said note(s), and costs including a reasonable attorney's fee on the total amount due thereon and charges as provided in said note(s) and herein, the undersigned has granted, bargained, sold, conveyed and mortgaged and by these presents does hereby, grant, bargain, sell, convey, and mortgage, in fee simple unto Lender, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land in Oneal Township, Greenville County, State of South Carolina, on the Rutherford Road, about four Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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