

Mortgagee's Address: P.O. Drawer 708, Greer, South Carolina 29651

GREENVILLE CO. S. C.

1415 PAGE 228

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 12 01 PM '21
CONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, Charles L. Taylor

(hereinafter referred to as 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 -----

Ten Thousand and No/100----- Dollars (\$ 10,000.00) due and payable

according to terms of note of even date.

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

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, Chick Springs Township, about three miles Northwest from Greer, on the South side of the road that leads from the Buncombe Road to Chick Springs via St. Mark colored church, being bounded on the East by lot being previously conveyed to Lucile Taylor Wilbanks, on the South by other lands of J. E. Taylor, Sr., on the West by other lands of J. E. Taylor, Sr., and on the North by the St. Mark Road, and being a part of the same property conveyed to J. E. Taylor, Sr., by deed from H. J. Lanford, December 22nd, 1924, and recorded in the Office of the RMC in and for Greenville County, in Deed Book 96, at Page 342, and having the following courses and distances, to-wit:

BEGINNING on a point in the center of the St. Mark Road (iron pin on South bank of road) same being the corner of the lot heretofore conveyed to Lucille Taylor Wilbanks, and runs thence with this line S62-20E 226.4 feet to an iron pin; thence S31-15W 126.5 feet to an iron pin; thence N66-00W 210 feet to a point in the center of the St. Mark Road (iron pin on the South bank of the road); thence with the center of the said road N24-00E 140 feet to the beginning corner, and containing Sixty Seven One-hundredths (0.67) of an acre, more or less.

This being the same property conveyed unto the Mortgagor herein by deed from Edna G. Taylor of even date, to be recorded herewith.

CTO
-----1 NO 8 77 821

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
TAX
NOV-377
PB 11218
04.00

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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