

FILED GREENVILLE CO. S. C.

United Federal Savings and Loan Association

HARTY 3 21 PM '98
Fountain Inn, South Carolina
DONNIE S. TAYLORSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THOMAS HENRY TAYLOR and GLADYS B. TAYLOR

(hereinafter referred to as Mortgagor) SEND(S) GREETING:
WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, 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 Sixteen Thousand and No/100-----

DOLLARS (\$ 16,000.00), with interest thereon from date at the rate of Nine (9%)----- per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable on March 1, 1998;

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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 Craig Street, in the Town of Fountain Inn, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Craig Street at the corner of property of I.S. Babb, and running thence with the western side of Craig Street N 2-30 E 77.5 feet to a corner of property now or formerly of Robert O. Nash; thence with the Nash line N 83-45 W 175 feet to an iron pin; thence S 2-30 W 77.5 feet to an iron pin, corner of the Babb lot; thence with the Babb line S 83-45 E 175 feet to the point of beginning; and being the same property conveyed to Thomas Henry Taylor by deed of Gerald W. Marljar recorded in the RMC Office for Greenville County in Deed Book 740, at Page 105.

ALSO: ALL those three lots of land lying in the Town of Fountain Inn, County of Greenville, State of South Carolina, on one southeastern side of a 12-foot alley running between the C & W C Railroad and Andrews Lane and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of the above referenced alley on the line of the C & W C Railroad and running thence along the side of said alley N 30-1/4 W 195 feet to an iron pin; thence S 57-1/4 E 70 feet to an iron pin; thence in a northeasterly direction 25 feet to an iron pin; thence S 57-1/4 W 90 feet to an iron pin; thence S 30-1/4 W 216 feet to an iron pin on the northern boundary of the C & W C Railroad right of way; thence along the side of said right of way N 74 W 170 feet to an iron pin at the point of beginning; and being the same property conveyed to Thomas Henry Taylor and Gladys B. Taylor by deed of Thomas H. Taylor and Lois K. Taylor recorded in the RMC Office for Greenville County in Deed Book 854, at Page 647, *det 18. 1968.*

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