

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED MORTGAGE OF REAL ESTATE
GREENVILLE CO. S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

APR 11 3 26 PM '79

WHEREAS, MICHAEL D. TAYLOR
DORRIS S. TANKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST CO.

(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

Five Thousand Eight Hundred Fifty Nine and 36/100-----
Dollars (\$5,859.36-----) due and payable

as per the terms of the note

with interest thereon from _____ date _____ at the rate of _____ per centum per annum, to be paid:

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:

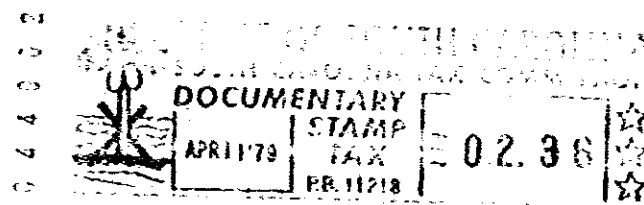
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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, and being known and designated as Lot No. 224, Section 3, Westwood Subdivision, according to a plat recorded in the R.M.C. Office for Greenville County in Plat Book 4N at Page 30, and having, according to a more recent plat entitled "Property of Michael D. Taylor" by R. B. Bruce, R.L.S., dated January 25, 1974, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Sellwood Circle at the joint front corner of Lots 224 and 223, and running thence with the line of Lot 223, N. 74-22 E. 159.6 feet to an iron pin in the line of Lots 224, 223 and 125; thence with the line of Lots 125 and 126, S. 7-18 W. 130 feet to an iron pin at the joint rear corner of Lots 224 and 225; thence with the line of Lot 225, N. 83-33 W. 145.9 feet to an iron pin on Sellwood Circle; thence with the right-of-way of Sellwood Circle, N. 6-27 E. 70 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of Michael D. Roach and Patricia P. Roach, said deed being dated January 25, 1974 and recorded in the R.M.C. Office for Greenville County on January 28, 1974 in Deed Book 992 at Page 770.

GCTO -----3 AP11 79 1442



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 is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right 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.

0.80

4328 RV-2