

OFFICE OF THE RECORDER OF DEEDS
MORTGAGE OF REAL ESTATE—Offices of Love, Thomas O. Arnold & Thomason, Attorneys at Law, Greenville, S. C.

1984 11586

Mortgagee's Address: P.O. Box 485
Travelers Rest, S. C. 29690

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOSEPH P. TAYLOR and
CAROL ANN TAYLOR (hereinafter referred to as Mortgagor) SEND(S) GREETING:

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

(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 Thirty-Five Thousand and

no/100-----DOLLARS (\$ 35,000.00).
with interest thereon from date at the rate of 10,5 per centum per annum, said principal and interest to be repaid:

in 240 equal monthly installments of Three Hundred Forty-Nine and 43/100 (\$349.43) Dollars, commencing 30 days after completion of the construction for which said funds are advanced or March 1, 1980, whichever first occurs, with a like payment on the same date of each month thereafter until paid in full.

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, containing 6.5 acres, being west of Dacusville Road near Marietta, being shown and designated on plat of Joseph P. Taylor and Carol Ann Taylor, dated June 30, 1979, prepared by W. R. Williams, Jr., P.E. & L.S., recorded in Plat Book 7-1 at Page 30, to-wit:

BEGINNING at an iron pin on the western side of Dacusville Road at the corner of the within described property and property now or formerly belonging to Barton and running thence N. 80-27 W. 354.7 feet to an old iron pin; thence N. 80-14 W. 736 feet to an old iron pin; thence N. 26-35 W. 139.1 feet to an iron pin; thence N. 56-51 E. 701.9 feet to an iron pin on the bank of Beaverdam Creek; thence along the center line of said creek, the traverse of which is as follows: S. 25-45 E. 173.1 feet, S. 21-16 E. 307.6 feet, S. 03-56 E. 165.2 feet; thence leaving said creek S. 80-27 E. 357.6 feet to an iron pin on the western side of Dacusville Road; thence along said road S. 02-30 W. 25 feet to an iron pin, the point of beginning.

Derivation: Deed of H. S. Richardson recorded July 9, 1979 in Deed Book 1106 at Page 387.

"At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever".

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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