

1600 Greene St
Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
MAY 27 AM '80
SHERIFF'S OFFICE
GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1493 PAGE 795

WHEREAS, JOE W. TESNER

(hereinafter referred to as Mortgagor) is well and truly indebted unto GARNET TAYLOR

(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-NINE THOUSAND AND NO/100THS-----Dollars (\$ 39, 000. 00--) due and payable

IN EQUAL MONTHLY INSTALLMENTS OF \$150.00 EACH, BEGINNING MAY 1, 1980, AND \$150.00 ON THE FIRST DAY OF EACH MONTH THEREAFTER UNTIL PAID IN FULL, WITHOUT INTEREST.

with interest thereon from _____ 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, 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, on the Western side of Mary Street, being comprised of the Northern portion of Lot No. 115 and the Southern portion of Lot No. 114, of a subdivision known as Camilla Park, as shown on Map No. 2 thereof, recorded in the RMC Office for Greenville County in Plat Book M at Page 85, and being more particularly described as follows:

BEGINNING at an ip on the Western side of Mary Street at the corner of lot heretofore conveyed to Benjamin Claude Rice, Jr., which pin is 35 feet North of the joint front corner of Lot Nos. 115 and 114, and running thence with the line of the Rice lot, N. 87-52 W. 224 ft., more or less, to an ip in rear line of Lot No. 91; thence with the rear line of Lot Nos. 91 and 90, S. 6-42 E. 52.7 ft. to an ip in rear line of Lot No. 90; thence approximately, S. 87-52 E. 210 ft. to Mary Street; thence with the Western side of Mary Street, N. 2-08 W. 65 ft. to the point of beginning.

THIS being the same property conveyed to the Mortgagor(s) herein by a certain deed of this date from Garnet Taylor, and being filed in the RMC Office for Greenville County on March 24, 1980, in Deed Book 122 at Page 667.

RECORDED
MAY 27 1980
GREENVILLE, S.C.

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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