

Hendersonville Rd. Rt. 8
Greer, S.C. 26951

MORTGAGE OF REAL ESTATE—Offices of Loxe, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S.C.

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N. DATE	Thomas G. Smith		
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Thomas G. Smith

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto E. R. 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

Seven Thousand Five Hundred and no/100 -----DOLLARS (\$ 7,500.00),
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid: in monthly installments of One Hundred Six and 03/100 (\$106.03) Dollars each commencing on the 1st day of May, 1980 and continuing on the 1st day of each consecutive month thereafter until paid in full.

The mortgagor shall have the right to pay the entire balance due on this note and mortgage at any time without penalty.

THIS IS A PURCHASE MONEY MORTGAGE

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, Near the City of Greer, on the western side of Taylor Road, containing 0.621 acres, more or less, and being shown and designated as Lot No. 7 on plat of property of E.R.Taylor prepared by Dalton & Neves Co., Engineers, dated February, 1980, said plat being recorded in the RMC Office for Greenville County in Plat Book 7-X at page 1 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Taylor Road, joint front corner of Lot No. 7 and 8, as shown on the aforementioned plat and running thence along and with the joint property line of said lots, N 83-36 W, 267.2 feet to an iron pin; thence N 4-39 E, 100 feet to an iron pin at the corner of Lots No. 6 and 7, as shown on the aforementioned plat; thence running along and with the joint property line of said last two mentioned lots, S 89-00 E, 260 feet to an iron pin on the western side of Taylor Road; thence running along and with the western side of Taylor Road, S 0-06 W, 55 feet to an iron pin; thence continuing along and with the western side of Taylor Road, S 1-58 W, 70 feet to the beginning point.

DERIVATION: Deed of R. R. Taylor recorded ^{April} March 15, 1980 in Deed Book 1123 at page 168

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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