

9 WEMBLEY DRIVE, GREENVILLE, S.C. 29607

BOOK 1540 PAGE 535

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAY 6 4 04 PM '81

WHEREAS, ^{SONNY} STEVE C. TAYLOR AND ^{AMY} DEBORAH F. PITTMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARTHA CURRY 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 Ten Thousand

Dollars (\$ 10,000.00) due and payable

One Hundred Thirty-two and 16/100 (\$132.16) Dollars per month for one hundred twenty (120) months, the first payment to be due and payable June 1, 1981

with interest thereon from date at the rate of ten(10%) per centum per annum, to be paid: monthly.

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, being known and designated as Lot No. 1 of a subdivision known as Pelham Woods, Section 1, according to a plat thereof prepared by Piedmont Engineers and Architects dated June 19, 1970 and recorded in the RMC Office for Greenville County in Plat Book 4-F at Page 33 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Greenville-Pelham Road in the line of property now or formerly of A. B. Painter and running thence with the southern side of Greenville-Pelham Road, N 89-52 E 140 feet to an iron pin at the intersection of Greenville-Pelham Road and Bridle Path Lane and running thence with the curvature of said intersection, the chord of which is S 45-53 E 35.8 feet to an iron pin on the western side of Bridge Path Lane; thence with the western side of Bridle Path Lane S 2-52 E 90 feet to an iron pin at the joint front corner of Lots Nos. 1 and 2; thence with the joint line of said Lots, in a southerly direction, approximately 150 feet to an iron pin in the line of property now or formerly of A. B. Painter at the joint rear corner of Lots 1 and 2; thence with the rear line of Lot No. 1 N 8-29-50 W 128.24 feet to the point of beginning..

This is a second mortgage.

This is the same property conveyed to the Mortgagor; Debbie M. Pittman, by deed of Southland Properties, Inc. dated November 19, 1975 and recorded in the R.M.C. Office for Greenville County in Deed Book 1028 at Page 512.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE
STAMP
TAX \$04.00

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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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