

LAW OFFICES OF JOHN W. HOWARD, III, ATTORNEY at LAW, 114 MANLY ST. GREENVILLE, S. C. 29601

STATE OF SOUTH CAROLINA } DEED  
COUNTY OF GREENVILLE } TO ALL WHOM THESE PRESENTS MAY CONCERN:  
MORTGAGE OF REAL ESTATE  
JULY 1981  
PERSLEY

WHEREAS, Luther W. Landrum and Valerie D. Landrum,  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Terry V. Taylor and Janice P. 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 Six Thousand and 00/100

Dollars (\$ 6,000.00 ) due and payable  
in Sixty (60) monthly installments of One Hundred Thirty-Three and 47/100  
(\$133.47) Dollars each, the first payment being due on August 15, 1981,  
and continuing each month thereafter until paid in full

with interest thereon from date at the rate of 12 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, shown as property of Ernest S. Manning on plat made by Dalton & Neves Co., Engineers, dated June, 1975, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of West Georgia Road at the corner of Looper's property and running thence with the center line of West Georgia Road, the following courses and distances, S. 84-26 W. 73.8 feet to a point; S. 83-51 W. 100 feet to an iron pin; S. 77-19 W. 100 feet and S. 64-54 W. 91.2 feet to an iron pin; thence turning and running N. 9-19 W. 510.43 feet to an iron pin at the rear of said property, thence with the creek as the center line of the property the following courses and distances: N. 82-15 E. 227 feet to an iron pin, S. 67-30 E. 51.6 feet, S.85-03 E. 65.5 feet and S. 70-24 E. 113.8 feet to an iron pin; thence S. 1-33 W. 384.5 feet to the point of beginning, containing 4.00 acres exclusive of road right of way.

This being the same property conveyed to the Mortgagors herein by Deed of Terry V. Taylor and Janice P. Taylor, of even date, to be recorded herewith in the RMC Office for Greenville County, S. C.

Mortgagees' address: Rt. 5, Box 105, Piedmont, S. C. 29673

14 21 885

RECORDS OF SOUTH CAROLINA  
DOCUMENTARY STAMP TAX  
JUL 17 81 \$ 02.40

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.

328

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