

Mortgagees Mailing Address: 19 Friartuck Rd. Greenville, SC 29607

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FILED
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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

SONNIE BANKERSLEY
R.M.C.

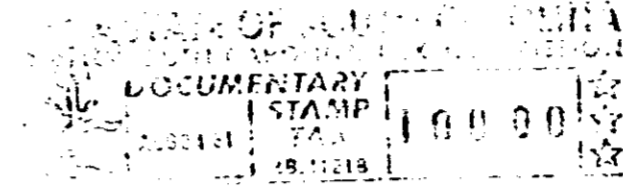
WHEREAS, Wyllys H. Taylor, Jr., and S. James Showalter, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto Joel B. Garrison, Jr.

(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 Two Hundred Fifty Thousand and no/100

Dollars (\$ 250,000.00) due and payable

According to the terms of said promissory note



with interest thereon from _____ date _____ at the rate of Nine (9%) 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, City of Greenville, being on the south side of Laurens Road, and being known and designated as Lots Numbered 27, 28 and 29 of a Subdivision known as Glenn Grove Park, as shown on a plat thereof recorded in the R.M.C. Office for Greenville County, SC in Plat Book F, at Page 233, and having the following metes and bounds, to-wit:

LOT 27: Beginning at an iron pin on the south side of Laurens Road, which iron pin is 100 feet east of Underwood Avenue, and running thence S 15-48 W 160.1 feet to an iron pin; thence S 74-12 E 50 feet to an iron pin, corner of Lot No. 26; thence with the line of that lot, N 15-48 E 159 feet to an iron pin on the south side of Laurens Road; thence with the southern side of said road, N 73 W 50 feet to the point of beginning.

LOT 28: Beginning at an iron pin on the south side of Laurens Road, corner of Lot No. 29, and running thence along the line of Lot No. 29 S 15-48 W 161.2 feet to a point in the line of Lot No. 30; thence S 74-12 E 50 feet to the corner of Lot No. 27; thence N 15-48 E 160.1 feet to an iron pin in line of Laurens Road; thence along said road N 73-00 W 50 feet to the point of beginning.

LOT 29: Beginning at an iron pin on the northeast corner of Laurens Road and Underwood Avenue and running thence with Laurens Road S 73-0 W 50 feet to an iron pin, corner of Lot No. 28; thence with joint line of Lots Nos. 28 and 29, S 15-48 W 161.2 feet to an iron pin in line of Lot No. 30; thence with the line of Lot No. 30, N 74-12 W 50 feet to an iron pin on Underwood Avenue; thence with Underwood Avenue, N 15-48 E 162.3 feet to the beginning corner.

Less, however, any property on Laurens Road, conveyed to or taken by the South Carolina Highway Department or other public body in connection with the widening of Laurens Road.

Mortgagors shall renovate the building and grounds spending at least Twenty-Five Thousand and no/100 (\$25,000.00) Dollars within three (3) years from the date hereof.

Being the same property conveyed to the mortgagors by Joel B. Garrison, Jr. by deed of even date to be recorded herewith.

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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