

State of South Carolina

FILED GREENVILLE CO. S. C.

PRINCIPAL AMOUNT OF LOAN \$17,000.00

AUG 27 3 46 PM '81

Mortgage of Real Estate



County of GREENVILLE

DONNIE S. TANKERSLEY R.M.C.

800: 1551 PAGE 104

THIS MORTGAGE made this 27th day of August, 1981,

by James C. Taylors, III

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, S.C. 29602

WITNESSETH:

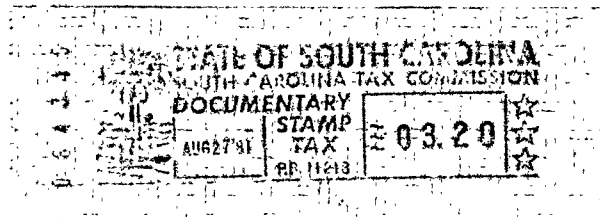
THAT WHEREAS, James C. Taylor, III is indebted to Mortgagee in the maximum principal sum of Fourteen Thousand Two Hundred Twenty Six and 24/100 Dollars (\$ 14,226.24), which indebtedness is evidenced by the Note of James C. Taylor, III of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 84 months after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$14,226.24, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land, lying and being in the State of South Carolina, County of Greenville and being located on the southern side of Bennetts Bridge Road and being shown and designated as 1.50 acres on plat of property prepared by James A. Simmons on June 7, 1979, which plat is recorded in the RMC Office for Greenville County in Plat Book 7-H at Page 95, and having, according to said plat, metes and bounds, to-wit:

BEGINNING at an old iron pin, which iron pin is located back 3 feet from the southern side of Bennetts Bridge Road at the joint front corner of property herein and property now or formerly of B. J. McMakin and running thence along the joint line of said property, S. 0-41 E. 319.6 feet to an iron pin; thence turning and running N. 89-23 W. 200 feet to an iron pin; thence turning and running N. 0-41 W. 344.5 feet to an iron pin in center of Bennetts Bridge Road; thence turning and running S. 78-10 E. 148.5 feet to an old iron pin; thence running N. 86-27 E. 55 feet to an old iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of James C. Taylor as recorded in Deed Book 1106 at page 57 on July 3, 1979.



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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);