

MORTGAGE OF REAL ESTATE—Prepared by WILKINSON WILKINS, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE, S. C.

DEC 11 4 47 PM '81

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE, S. C.  
WARRERSLEY

BOOK 1559 PAGE 578

WHEREAS, We, Charles Warren Taylor and Selena K. Taylor

(hereinafter referred to as Mortgagor) is well and truly indebted unto Donald E. Owens

(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

THIRTEEN THOUSAND NINE HUNDRED FIFTY ----- Dollars (\$ 13,950.00 ) due and payable \$200.05 on the 3rd day of January, 1982 and a like amount on the 3rd day of each and every month thereafter until the entire principal sum and accrued interest is paid in full, said installments to be applied first in payment of interest and balance to principal

with interest thereon from date at the rate of 15 1/2% per centum per annum, to be paid: monthly  
The mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

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, the Mortgagee's heirs, 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, on the south side of West Boulevard, being known and designated as Lots 3 & 4 on plat of property of A. W. Harvey made by J. C. Hill, Engineer, Dec. 3, 1948, and having according to said plat the following metes and bounds, to-wit:

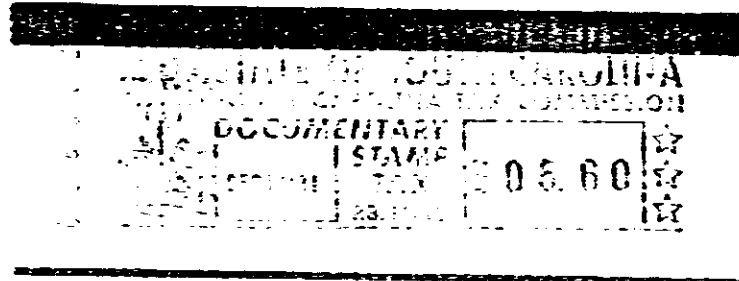
Beginning at an iron pin on the south side of West Boulevard, joint front corner of lots 2 & 3, and running thence with the joint line of said lots S. 11-48 W. 100 feet to an iron pin; thence turning and running thence with the rear line of lots herein described 147.7 feet to an iron pin rear corner of Lot 4; thence running northeast 100.6 feet to a point on the south side of West Boulevard; thence with the south side of West Boulevard 141.9 feet to the point of beginning.

This is the same property conveyed to mortgagors by mortgagee by deed of even date herewith, to be recorded.

Mortgagee's mailing address:

11 Tanglewood Drive

Greenville, S. C. 29611



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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