

2113 Prince Street
Conway, Arkansas 72032

BOOK 1570 PAGE 609

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

NOTICE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James Andrew Taylor and Sandra Maria Taylor

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. Nathan Buerer and Barbara A. Buerer

(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 FIFTEEN THOUSAND SEVEN HUNDRED AND NO/100-----

-----Dollars (\$ 15,700.00) due and payable

One Hundred Sixty-One and 49/100 (\$161.49) Dollars per month, beginning July 1, 1982 and continuing for Forty-Eight (48) consecutive months at which time the then principal and interest will be due and payable in full, with interest thereon from May 21, 1982 at the rate of 12% per centum per annum, to be paid:

As set forth above.

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

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the southeastern side of Nottingham Road and being known and designated as Lot 203 of Sherwood Forest, as shown on a plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG at Pages 2 and 3, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southeastern edge of Nottingham Road, at the joint front corner of Lots 203 and 204, and running thence along a line of Lot 204, S. 20-17 E. 160 feet to a point; thence N. 69-43 E. 75 feet to a point; thence along a line of Lot 202 N. 20-17 W. 160 feet to a point on the southeastern edge of Nottingham Road; thence along the southeastern edge of Nottingham Road S. 69-43 W. 75 feet to the beginning corner.

Derivation: Deed Book 1167, Page 284 - J. Nathan Buerer, et. al. -
5/21/82

It is expressly understood and agreed that there will be a late charge of 5% for any payment not made within 15 days of the due date as set forth above.

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STATE OF SOUTH CAROLINA
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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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