

**LONG, BLACK & GASTON**

**MORTGAGE OF REAL ESTATE**

BOOK 1573 PAGE 491

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OFFICE OF THE REGISTER OF DEEDS  
GREENVILLE, S. C.

RECORDED  
INDEXED  
SERIALIZED  
FILED  
APR 10 1968  
GREENVILLE, S. C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **EVA T. TAYLOR**

(hereinafter referred to as Mortgagor) is well and truly indebted unto

**COMMUNITY BANK**

(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

**NINE THOUSAND THREE HUNDRED FIFTY SEVEN AND 76/100 Dollars (\$ 9,357.76 ) due and payable**

**IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH  
FOR WHICH THIS MORTGAGE STANDS AS SECURITY**

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of **18%** 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**, being known and designated as **Lot No. 53, Section No. 2** of a subdivision known as **Westcliff**, the same being shown on a plat thereof prepared by **Piedmont Engineers and Architects**, December 11, 1963, and revised September 24, 1965 and recorded in the RMC Office for Greenville County in Plat Book **JJJ**, at pages 72, 73, 74 and 75, and having, according to said plat, the following metes and bounds, to-wit:

**BEGINNING** at an iron pin on the Southern side of **Sunderland Drive** and running thence along the joint line of **Lots Nos. 53 and 54, S. 33-08 W. 130 feet** to an iron pin; thence running along the joint rear line of **Lots Nos. 53 and 55, S. 71-43 W. 77.9 feet** to an iron pin; thence running along the joint line of **Lots Nos. 53 and 52, N. 1-00 E. 180 feet** to an iron pin on the Southern side of **Sunderland Drive**; thence with said **Sunderland Drive, S. 65-40 E. 75 feet** to the point of beginning.

**THIS** is the same property conveyed to **Cole L. Blease Taylor and Eva T. Taylor** by deed of **B. E. Huff**, dated **December 16, 1966**, and recorded in the RMC Office for **Greenville County** in **Deed Book 810** at **Page 654**. Thereafter, **Cole L. Taylor** died testate, leaving **Eva T. Taylor** as his sole devisee, see **Greenville County Probate records** at **Apartment 1695 file 22**.

STATE OF SOUTH CAROLINA  
REGISTER OF DEEDS  
DOCUMENTARY STAMP  
\$ 00.76  
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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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