

*E. North St.  
City*

BOOK 1624 PAGE 927

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE FILED  
SEP 9 3 04 PM '83  
DONALD R. HILL

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM KEVIN TAYLOR

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 **Twenty THOUSAND Two Hundred Twenty-Six and 81/100---**  
Dollars (\$ 20,226.81 ) due and payable

per terms of note of March 20, 1979

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ 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 \_\_\_\_\_

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 westerly side of North Buckhorn Road, being shown as 0.145 acres and 2.51 acres tracts on plat of property of B.W. Rainey Estate, prepared by C.O. Riddle, RLS, August 30, 1976, said tracts, when described together, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of North Buckhorn Road, at corner of property herein conveyed and property now or formerly of Williams, and running thence S. 66-45 W. 319.9 feet to an iron pin; thence running S. 74-38 W. 173.7 feet to an iron pin; running thence N. 44-17 W. 406.4 feet to an iron pin; thence running N. 49-26 E. 258.9 feet to an iron pin; thence running S. 40-58 E. 414 feet to an iron pin; running thence S. 09-27 W. 78 feet to an iron pin; running thence N. 66-45 E. 311.8 feet to an iron pin on the southwesterly side of North Buckhorn Road; running thence with North Buckhorn Road, S. 9-55 E. 20.55 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Virgil E. Burket and Betty M. Burket as recorded in the RMC office for Greenville County in Deed Book 1433 at page 934 on June 1, 1978.

This mortgage is junior in lien to that certain mortgage given to First Federal Savings and Loan Association of South Carolina dated July 22, 1983 and recorded in the RMC Office for Greenville County in Mortgage Book 1617 at page 257.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY  
TAX \$ 00.12  
STAMP

400 8 1461801

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.

0.92

14328-W-21