

Tamwood Circle  
Simpsonville SC

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE VOL 1684 PAGE 252

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

DONOR: Patricia A. Taylor  
R.A.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Sherry L. Reyburn

(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

Twelve Thousand Two Hundred Fifty and No/100----- Dollars (\$ 12,250.00 ) due and payable

according to the terms of the above-referenced promissory note.

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 12.00 \_\_\_\_\_ per centum per annum, to be paid: as stated 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:

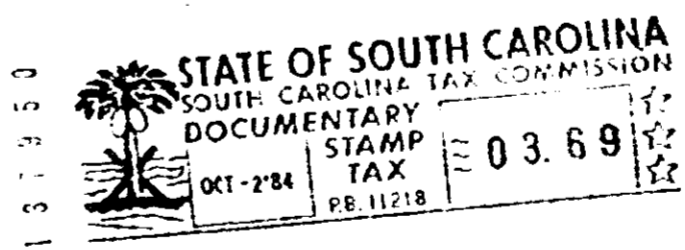
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that lot of land with the buildings and improvements thereon, situate on the north side of Tamwood Circle, in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 299 of Section 4 of Westwood Subdivision, recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 30, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Tamwood Circle at the joint front corner of Lots Nos. 299 and 300, and running thence along the north side of Tamwood Circle, S. 69-00 W. 86 feet to an iron pin at the joint front corner of Lots Nos. 298 and 299; thence along the common line of said lots N. 21-00 W. 140 feet to an iron pin at the joint rear corner of Lots 298 and 299; thence running N. 69-00 E. 86 feet to an iron pin at the joint rear corner of Lots 299 and 300; thence along the common line of said lots, S. 21-00 E. 140 feet to an iron pin, the point of beginning.

This being the same property conveyed to Patricia A. Taylor by deed of Sherry L. Reyburn, recorded in Deed Book 1223 at Page 106 of even date herewith.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above-described property.



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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 such 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.

RECORDED

4328-11-23