

MAR 12 3 22 PM 1963

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE TAYLOR NORTH  
R. M. C.

WHEREAS, Jeanette E. Fowler

(hereinafter referred to as Mortgagor) is well and truly indebted unto Albert O. Taylor, Jr.

(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 One Hundred and No/100 \_\_\_\_\_ Dollars (\$ 100.00 ) due and payable

with interest thereon from date at the rate of 6% per centum per annum, to be paid on demand

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, Butler Township, near the city of Greenville, and being known and designated as Lot No. 123 of a subdivision known as McSwain Gardens, Section 2, a plat of which is of record in the RMC office for Greenville County, in Plat Book LL, at page 137, and having the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Old Spartanburg Road at the joint front corner of Lots 122 and 123 and running thence N. 06-53 W. 200 feet to a point at the joint rear corner of Lots 122 and 123; thence S. 83-07 W. 99.6 feet to a point in the eastern side of Beaufort Street at the joint corner of Lots 123 and 124; thence with the eastern side of Beaufort Street, S. 15-37 W. 85.7 feet to a point; thence continuing with the eastern side of Beaufort Street, S. 07-12 W. 72.8 feet to a point; thence still continuing with the eastern side of Beaufort Street, S. 06-53 E. 35 feet to a point; thence following the curvature of the northeastern intersection of Beaufort Street with old Spartanburg Road, the cord of which is S. 51-53 E. 21.2 feet to a point; thence with the northern side of old Spartanburg Road, N. 83-07 E. 135 feet to the point of beginning."

~~THIS BEING THE SAME AS DESCRIBED IN PLAT BOOK LL, PAGE 137.~~

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

*[Handwritten signatures and notes, including "ALBERT O. TAYLOR, JR." and "OLLIE TAYLOR NORTH"]*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
ATTEST: \_\_\_\_\_  
MAR 12 1963