GREENVILLE CO. S. C.

960 mg 401

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

JUN 1 4 00 PM 1964

MORTGAGE

OLLIE FARADWORTH

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Douglas O. Taylor

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto William W. Ford and Janie B. Ford

(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 and No/100 - -

- - - - DOLLARS (\$ 12,000.00 ),

Payable on or before May 29, 1969 with interest thereon from even date at the rate of 5-3/4% per cent, per annum, to be computed and paid semi-annually.

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:

leased, 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, shown as Lot 1 and 2 on plat entitled property of Jamison and Goodwin recorded in the R. M. C. Office for Greenville County in Plat Book F at Page 179 and being further described as follows;

BEGINMING at an iron pin on the northeastern side of Laurens Road at the northeast corner of the intersection of Laurens Road with Simmons Avenue, formerly Dalton Street and running thence along said Avenue, N. 47-15 E. 200 feet to an iron pin at the corner of Lot No. 3; thence along Lot No. 3, N. 42-45 W. 160.4 feet to an iron pin at the joint corner of Lots 1 and 3; thence S. 36-28 W. 176.6 feet to an iron pin on the northeastern side of Laurens Road; thence along Laurens Road, S. 30-50 E. 130 feet to the beginning corner.

Being the same property conveyed to the Mortgagor by deed to be recorded herewith. ALSO

All that certain parcel of land lying in the State of South Carolina, County of Greenville, Chick Springs Township shown and designated as Tract Mo. 1 on plat of property of R. B. Taylor, recorded in the R. M. C. Office for Greenville County in Plat Book FFF at Page 135 and being further described as follows:

BEGINNING at a point which is the joint corner of Tracts 1 and 2 and running thence S. 55 E. 350 feet to an iron pin; thence N. 35 E. 546 feet to an iron pin; thence N. 58-42 W. 350 feet to an iron pin; thence S. 35 W. 523.3 feet to the point of beginning continuing 4.30 acres. Being the same property conveyed to Douglas O. Taylor by deed recorded in Deed Book 749 at Page 337.

The Mortgagor contemplates subdividing the within described property into lots. The Mortgages agrees that a release from the lien of this mortgage 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 and any other equipment or 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.

will be given upon each lot upon payment to the Mortgagee of the sum of not less than \$1200.00.

THE WITHIN MORTGAGE IS SECOND AND JUNIOR IN LIEN IN LIEN TO A MORTGAGE TO FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION FOR \$18,000.00 COVERING A PORTION OF THE PROPERTY DESCRIBED ABOVE

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 14 PAGE 203

SATISFIED AND CANCELLED OF RECORD

Abonnie & Jankerstein

R. M. C. FOR GREENVILLE COUNTY, A.C.

AT 11.: 160. CLOCK P. M. NO. 34084