800# 1033 PAGE 393

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

County Office of R. M. C.

## OLLIE FAHR MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

EDDIE LEE FINLEY AND BEETTY G. FINLEY

WHEREAS,

(hereinafter referred to as Mortgagor) is well and fruly indebted un to James

James E. Taylor

(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

Two Thousand Five Hundred Twenty-One Dollars (\$ 2,521.00 ) due and payable

at the rate of One Hundred Dollars (\$100.00) Dollars, per month, first payment due and payable one month from date hereof.

with interest thereon from asia at the yare of xxxxxxxxxxx per centom per attribute to the your

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, tract or parcel of land located near the town of Mauldin, in Greenville County, South Carolina, we designate as lot No. 2, being bound by the lands of Edna B. Finley, and Anna Brockman, WM. Greer and Thomas and Catherine B. Finley, and according to a survey and plat made 30th May 1966, by J. M. Prevatte, Reg. Land Surveyor, S. C. No. 2302 this lot is more full described, as follows, to-wit:

BEGINNING at an iron pin and running with the line of lot No. 1, now or formerly owned by Thomas and Catherine B. Finley, S. 82-00 E. a distance of 151.0' to an iron pin in the east edge of dirt road; thence N. 31-46 E. 144.50' to an iron pin,' thence N. 82-00 W. 151.0' along the Anna Brockman line to an iron pin, this pin being a joint corner of this lot and the remaining property of Edna B. Finley; thence with the line of Edna B. Finley S. 31-46 W. a distance of 144.50' to an iron pin which is the point of beginning, containing 0.50 acre.

This lot is a portion of the property described in D. B. 711, Page 33, Greenville

Together with all and singular rights, members, herditaments, 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 thereform, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.