

JUL 28 10 35 AM '69 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Albert Q. Taylor, Jr., Individually and as Trustee under that certain trust agreement dated July 22, 1965, recorded in the R.M.C. Office for Greenville County in Deed Book 778 at Page 167, (hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Co.,

(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 ---Eight Thousand Five Hundred----- Dollars (\$8,500.00) due and payable

on demand

with interest thereon from July 28, 1969 at the rate of 8% 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 PLOT OF LAND WITH THE IMPROVEMENTS THEREON, TO-WIT: A 15-ACRE TRACT AND A 20.4-ACRE TRACT, SITUATE, LYING AND BEING IN GREENVILLE COUNTY, SOUTH CAROLINA, AND DESCRIBED AS FOLLOWS:~~

ALL that piece, parcel or lot of land consisting of a 15-acre tract and a 20.4-acre tract situate, lying and being in Greenville County, South Carolina, and described as follows:

Parcel #1: Consisting of 15 acres lying in Grove Township, shown as a 15-acre tract on a plat of property entitled "Property of Albert Q. Taylor, Greenville County, South Carolina, dated August 18, 1961, by C. C. Jones, Civil Engineer, recorded in Plat Book ZZ at Page 129, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the north side of a county road and running thence N. 26-45 W., 580 feet to an iron pin; thence N. 13-30 E., 712 feet to an iron pin in creek; thence S. 84-00 E. 610 feet to an iron pin; thence S. 1-45 W. 1156 feet to an iron pin in center of county road; thence N. 89 W. 477 feet to an iron pin in the center of county road, the point of beginning. This being the same property as conveyed to Jack K. Taylor by deed recorded in Book 689 at Page 279.

Parcel #2: Lying in Grove Township, shown and designated as a 20.4 acre tract on a plat of property entitled "Property of Albert Q. Taylor, Greenville County, South Carolina, dated August 18, 1961, by C. C. Jones, Civil Engineer, recorded in Plat Book ZZ at Page 129, and being described as follows:

BEGINNING at an iron pin in the center of a county road, corner of property formerly belonging to Brown and running thence N. 20-15 E. 557 feet to an iron pin; thence N. 39-45 E. 402 feet to an iron pin; thence N. 15-30 E. 198 feet to an iron pin in creek; thence S. 81-30 E. 19 feet to an iron pin; thence along creek N. 49-40 E. 370 feet and S. 27 E. 311 feet to an iron pin at the joint corner of a 15-acre tract; thence S. 13-30 W. 712 feet to an iron pin; thence S. 26 W. 551 feet to an iron pin; thence along center line of said county road N. 89-15 W. 690 feet to the point of beginning; this being the same property as conveyed to Albert Q. Taylor, Jr. by deed recorded in Book 689 at Page 272.

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.