

MORTGAGE OF REAL ESTATE - Prepared by EDWARDS & McPHERSON, Attorneys at Law  
Greenville, S. C. - Greer, S. C.

BOOK 1228 PAGE 655

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

GREENVILLE, CO. S. C.

MORTGAGE OF REAL ESTATE

APR 11 4 52 PM '77

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. M. C.

WHEREAS, We, J. B. Taylor and Joan B. Taylor

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank of Greenville, S.C.

(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

Three Thousand Fifty-two and 80/100----- Dollars (\$ 3,052.80 ) due and payable

at the rate of \$63.60 per month, beginning 30 days from date and each month thereafter for 48 months, with interest thereon at the rate of 6% add on interest

with interest thereon from ~~date~~ maturity the rate of 8% per centum per annum, to be paid: monthly

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, containing 29/100 of an acre, more or less, situated near the Tugaloo Road in Highland Township, bounded by lands of Harry Lee Hart, Floyd Plumley and Mary H. Jordan, being a part of the Bonnie Hart Homeplace, and having the following courses and distances, to-wit:

BEGINNING at a maple on Mary H. Jordan's line and runs thence eastward 60 feet, more or less, to a sweet gum tree; thence in a northward direction 135 feet, more or less to Helen Plumley's line; thence with the Plumley line 60 feet, more or less, to an iron pin, also Mary H. Jordan's corner; thence in a southward direction 135 feet, more or less, to a maple, the beginning corner.

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.