GREENVILLE CO. S. C.

Aug 17 12 45 PH '73

800x 1288 PASE 277

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLE MORTGAGE OF REAL ESTATE R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THOMAS P. TAYLOR and PATRICIA L. TAYLOR,

(hereinafter referred to as Mortgagor) is well and truly indebted unto JOHN P. BATSON. 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

Thirty Thousand & No/100 ------ Dollars (\$ 30,000.00) due and pupilse on or before December 31, 1973

with interest thereon from July 1, 1973 at the rate of Eight per centum per annum, to be paid: Annually

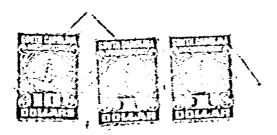
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hard well and truly paid by the Mortgagor at and before the scaling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, said 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, hims and being in the State of South Carolina, County of Greenville, City of Greenville on the corner of West Farle Street and Wilton Street running back to a sixteen foot alley and having the following metes and bounds approximately to-wit:

BEGINNING at an iron pin on the northern side of West Earle Street at the corner of lot now or formerly owned by J. M. Sitton and running thence with the line of said lot, North 5½ East 200 feet to a sixteen foot alley; thence South 84½ East 89 feet more or less to a corner on the West side of 'ilton Street; thence along filton Street, South 1-41 West 200 feet more or less to the corner of Wilton and Earle Street; thence with the northern side of 'est Earle Street, South 4½ West 97 feet to the beginning corner

This is a purchase money mortgage.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the roots, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or largester attached, connected, or fitted thereto in any manners it being the friction of the parties hereto that all 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 Mortragor coverants that it is havfully scired of the premises hereinabove described in fee simple absolute, that it has good right and is limitally authorized to sell, course or encamber the same, and that the premises are free and clear of all liens and enumbrances except as provided herein. The Mortrag of artists coverants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and egenest the Neutropy ward all persons whom soever lawfully claiming the same or any part thereof.

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