

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 27 11 25 AM '78
MORTGAGE
JOSEPH S. TANKERSLEY
S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert A. Taylor -----

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

WHEREAS, the Mortgagor is well and truly indebted unto JOSEPH P. TAYLOR as Committe
for Grace D. Taylor, a person non compus mentis
(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 Three Hundred

Sixteen and 59/100 -----DOLLARS (\$3,316.59),

with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid:

in monthly installments of \$25.00 commencing on May 1, 1978, with a like monthly payment on the same date of each month thereafter until paid in full. Payments to be applied first to interest and then to principal.

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 6.299 acres on the southern side of Keeler Mill Road, being shown and designated as Tract No. 1 on plat of Grace D. Taylor prepared by Freeland and Associates, dated December 22, 1975, and being described, according to said plat, more particularly, to-wit:

BEGINNING at a nail and cap in the center of Keeler Mill Road and running thence S. 49-42 W. 238 feet to an old iron pin at the joint corner of Tracts 1 and 2; thence with the common line of said tracts S. 36-04 E. 787.8 feet to an iron pin; thence S. 88-06 E 265.2 feet to an iron pin; thence N. 74-26 E. 112.8 feet to a railroad spike in the center of Keeler Mill Road; thence N. 34-31 W. 174.1 feet to a railroad spike in said road; thence S. 51-41 W. 257.8 feet to an old iron pin; thence N 29-27 W. 210 feet to an iron pin; thence N. 55-38 E. 234.7 feet to a railroad spike in the center of Keeler Mill Road; thence N. 45-07 W. 181.3 feet to a point in said road; thence N. 61-28 W. 291.3 feet to a nail and cap, the point of beginning.

This mortgage is secondary and junior in lien to that of Robert A. Taylor to Travelers Rest Federal Savings & Loan Association in the original amount of \$17,600.00.

*Thomson, Love, Thornton, Arnold & Thomason
Joseph P. Taylor
Records 4/27/78
Deed Book 1034 at p. 234.*

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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.

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