

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1014 PAGE 397  
MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: I, Taylor Walker, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, 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 FOUR THOUSAND and NO/100-----  
Dollars (\$4,000.00 ) due and payable

at the rate of \$44.41 per month,

with interest thereon from date at the rate of six 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 hercafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on Ashmore Bridge Road near Mauldin, South Carolina in Austin Township, shown as being in Tax District 799-7.3-1-4 in the name of Lydia Brockman, containing about three-tenths of an acre, and being part of property conveyed to Lydia Brockman as noted in Deed Volume 261 at Page 265 in the Office of the RMC.

Said lot is located on the western side of Ashmore Bridge Road and is triangular in shape fronting 111.2 feet on said Road with a depth of 233.8 feet on the north and 257 feet on the south.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 30 PAGE 122

SATISFIED AND CANCELLED OF RECORD  
7 DAY OF May 1975  
Dannie S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 1:32 O'CLOCK P. M. NO. 25843