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STATE OF SOUTH CAROLINARE STATE STATE OF SOUTH CAROLINARE STATE STATE

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COUNTY OF GREENVILLE SEP 13 12 05 PH '80

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MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

Richard S. Taylor and Sharon M. Taylor WHEREAS.

thereinafter referred to as Mortgagor) is well and truly indebted unto

Elaine Moore

(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

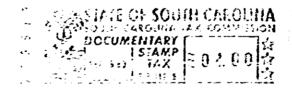
Ten Thousand and no/100----- Dollars (\$10,000.00) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference

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 piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being in Austin Township, Town of Simpsonville, Greenville County, South Carolina on the eastern side of Royal Oak Court being known and designated as Lot No. 705 as shown on a plat entitled WEST WOOD, SECTION VI, SHEET 2 of 2, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-P at Page 35, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the mortgagors by deed of United States of America recorded May 30, 1979 in Deed Book 1103 at Page



٠Ď Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, torces, and profits which may arise or be had therefrom, and including all bearing, plumbing, and lighting furtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such futures and equipment, other than the Justial 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, excessors and assigns, forever-

The Mortgagor covenants that it is lawfully seized of the premises bereinabove described in fee simple absolute, that it has good right and is hasfully authorized to sell, convey or excumber the same, and that the premises are free and clear of all bens and excumbrances except as provided herein. The Mortgagor further coverants to warrant and forever defend all and singular the said premies unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows.

in (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also fecure the Mortgagee for any further boars, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing