

FILED  
GREENVILLE, S.C.  
MORTGAGE - INDIVIDUAL FORM - JOHN J. DILLARD, P.A., GREENVILLE, S.C.  
STATE OF SOUTH CAROLINA 4 49 PM '75  
COUNTY OF GREENVILLE DONNIE S. TANKERSLEY R.M.C.

BOOK 1345 PAGE 948

MORTGAGE OF REAL ESTATE BOOK 71 PAGE 1052

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. Randolph Taylor and Sarah D. Taylor

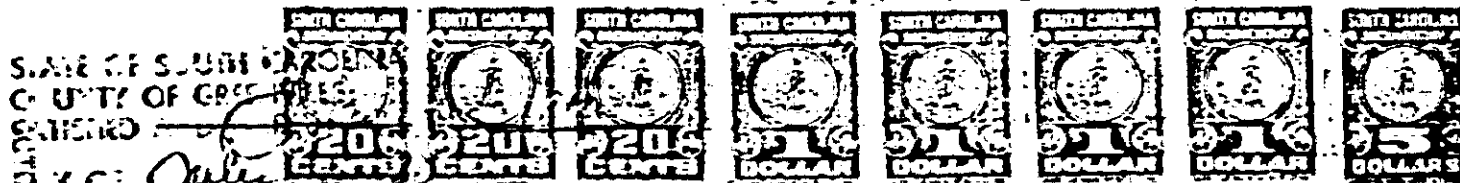
(hereinafter referred to as Mortgagee) is well and truly indebted unto First Piedmont Bank and Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Twenty-four Thousand and no/100-----Dollars (\$ 24,000.00) due and payable in accordance with the terms thereof

with interest thereon from date at the rate of 8 1/2 per centum per annum, to be paid quarterly

5,960



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DONNIE S. TANKERSLEY R.M.C.  
Formerly First Piedmont Bank and Trust Company

WITNESSES: *[Signatures]*

JOHN M. DILLARD  
*[Signature]*

5579  
AUG 26 2 28 PM '75  
GREENVILLE, S.C.  
DONNIE S. TANKERSLEY R.M.C.

Together with all and singular rights, members, improvements, and appurtenances to the same belonging in any way incident to the same, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures, and all other attached, connected, or fixed thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, and all personal 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows:  
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 secure the Mortgagee for any further loans, advances, or credits that may be made hereafter to the Mortgagee 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.

1052

4328 IV.2