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DONNIE S. TAMMERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of January 1976 between the Mortgagor, J. Peace & Associates, Limited, a South Carolina corporation as Trustee for Oscar J. Taylor, Jr. (the borrower herein) and the Mortgagee, C. Douglas Wilson & Co., a corporation organized and existing under the laws of the State of South Carolina whose address is 728 North Pleasantburg Drive, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Forty-Two Thousand Six Hundred and No/100ths (\$42,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 28th (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2006.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"). Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece, parcel or unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 129 of Inglewood Horizontal Property Regime as is more fully described in Master Deed dated October 1, 1974, and recorded in the RMC Office for Greenville County in Deed Book 1008 at Page 69 and survey and plot plan recorded in Plat Book 5-F at Page 79, being the same property conveyed to the mortgagor herein as trustee for the borrower herein, Oscar J. Taylor, Jr., under Declaration of Trust of the said Oscar J. Taylor, Jr. as Settlor dated January 14, 1976, and recorded in Deed Book 1030 at Page 843.

The mortgagor as trustee has executed the within mortgage under the authorization of the said Oscar J. Taylor, Jr., borrower, as evidenced by execution of the within mortgage by the said borrower. The said borrower, by execution of the within mortgage, further undertakes performance of all covenants and obligations as the same are more particularly set out in the within mortgage, and the mortgagor as trustee does not assume personal liability for the performance of said covenants and obligations.



which has the address of Unit 129, Inglewood Condominium, Greenville
[Street] [City]
South Carolina (herein "Property Address");
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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