

FEB 12 10 21 AM '76

1976 FEB 99

CHARLES F. TAYLOR

MORTGAGE

THIS MORTGAGE is made this 11th day of February, 1976, between the Mortgagor, Charles F. Taylor and Jo Nell B. Taylor, (herein "Borrower"), and the Mortgagee, United Federal Savings and Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 201 Trade Street Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-three Thousand Eight Hundred and 00/100 (\$23,800) Dollars, which indebtedness is evidenced by Borrower's note dated February 11, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 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 piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, known as Lot 29, Section 1, Woodhedge Subdivision, on a plat recorded in the R.M.C. Office for Greenville County in Plat Book 5D at page 58 and, according to said plat, having the following metes and bounds, to wit:

BEGINNING at a point on Bluestone Court and running S. 46-56 W., 110 feet to the joint front corner of Lots 28 and 29; and thence running N. 46-00 W., 175 feet to the joint rear lines of said Lots 28 and 29; and thence running N. 46-56 E., 110 feet to the joint rear lines of Lots 29 and 30; and thence running S. 46-00 E., 175 feet to the point of beginning.

Being the same lot conveyed to mortgagors by deed of Leake & Garrett, Inc., dated February 11, 1976.



which has the address of Lot #29, Bluestone Court, Woodhedge Subd., Mauldin, (Street) (City)
S. C. 29662 (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.

0099

4328 RV-2