

GREENVILLE CO. S. C.

10 3 55 PM '76
DEAN W. WYERSLEY

BOOK 1377 PAGE 878

MORTGAGE

THIS MORTGAGE is made this... sixteenth... day of... September... 1976... between the Mortgagor... Robert A. Taylor and Glenda K. Taylor... (herein "Borrower"), and the Mortgagee... South Carolina National Bank... a corporation organized and existing under the laws of... United States of America... whose address is... Columbia, South Carolina... (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of... Forty-Six Thousand Eight... Hundred and No/100ths (\$46,800.00)... Dollars, which indebtedness is evidenced by Borrower's note dated... September 16, 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... October 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 and lot of land with improvements thereon, situate, lying and being in Greenville County, S. C., at the northeastern corner of the intersection of Finley Court and Brockman Drive, and being known and designated as lot number 16 on a plat of Section 5, Knollwood Heights, made by C.O. Riddle, Surveyor, dated October 12, 1973, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4R at pages 91 and 92, reference to said plat being hereby craved for the metes and bounds of said lot.

The above described property is the same acquired by the Mortgagor by Deed from A.J. Prince Builders, Inc. dated September 16, 1976.



which has the address of... 116 Brockman Drive, Mauldin, S. C.... (Street) (City)
... 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.

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