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BOOK 1402 PAGE 276

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

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THIS MORTGAGE is made this 24th day of June, 1977, between the Mortgagor, DAVID O. TAYLOR and LINDA J. TAYLOR (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and 00/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 24, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2007;

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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 in Greenville County, State of South Carolina, situate on the eastern side of Mush Creek or Rabbitt Road and having according to plat dated October 16, 1970 made by Jones Engineering Service and recorded in Plat Book 4H at Page 83, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Mush Creek or Rabbitt Road at the joint corner of property heretofore conveyed to Marvin Bayne and running thence with center of said road as line N. 51-21 W. 100 feet; thence continuing N. 29-14 W. 100 feet; thence continuing N. 19-34 W. 130 feet to iron pin; thence with line of other property of the Grantor N. 65-53 E. 420.9 feet to iron pin; thence S. 3-50 E. 110.3 feet to iron pin; thence S. 33-30 W. 400.7 feet to pin in center of road, point of beginning, same containing 2 acres, more or less and being a portion of the property devised to the Grantor by J. J. Bayne.

THIS BEING the identical premises conveyed to David O. Taylor and Linda J. Taylor by Deed of Lela Jane Bayne dated October 23, 1970, and recorded in the Greenville County R.M.C. Office in Deed Book 961 at Page 146.

ALSO: ALL that certain piece, parcel or lot of land lying, situate and being in Blue Ridge Township, approximately four miles West of North Greenville College in the County of Greenville, State of South Carolina, containing two (2) acres, more or less, being more particularly shown on Plat entitled "Property of Lela Jane Bayne", prepared by Charles K. Dunn and Dean C. Edens, Associates, dated July 10, 1975, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the joint corner of property of Grantor and Grantees herein and running thence N. 65-53 E. 520 feet to an iron pin; thence S. 24-07 E. 216 feet to an iron pin; thence S. 77-17 W. 569.5 feet to an old iron pin; thence N. 3-50 W. 110.3 feet to the beginning point.

THIS BEING the identical premises conveyed to David O. Taylor and Linda J. Taylor by Deed of Lela Jane Bayne dated April 12, 1976, and recorded in the Greenville County R.M.C. Office in Deed Book 1034 at Page 538.

which has the address of 107 Church Street Greer (Street) (City) South Carolina 29651 (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 seised 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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