

FILED
GREENVILLE CO. S. C.
APR 10 10 05 AM '79
GENIE S. TANKERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 10th day of April 1979, between the Mortgagor, WALTER WILLIAM TAYLOR (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

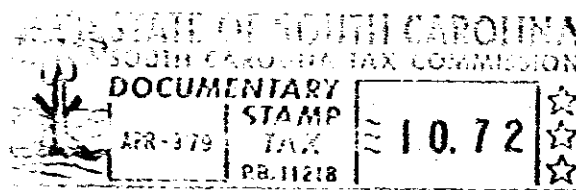
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-SIX THOUSAND EIGHT HUNDRED AND NO/100 (\$26,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 10, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1999;

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 lot of land in Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as Lot Number 41, on the property of Wm. R. Timmons, Jr., according to a plat of record in the R.M.C. Office for Greenville County in Plat Book MM at page 127, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Western side of Penarth Street at the joint front corner of Lots 40 and 41 and running thence with the Western side of Penarth Street N 7-46 W 70 feet to a point at the joint front corner of Lots 41 and 42; thence N 87-10 W 175 feet to a point at the joint rear corner of Lots 41 and 42; thence S 2-50 W 111 feet to a point; thence S 31-07 E 69.7 feet to a point at the joint rear corner of Lots 41 and 41; thence N 58-53 E. 179.4 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagor herein by deed of William R. Timmons, Jr. dated May 26, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1058 at page 215 on June 9, 1977.



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which has the address of Lot 41, Penarth Street, Greenville, S.C. (Street) (City) (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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