

FILED
GREENVILLE CO. S. C.

MAY 1 4 25 PM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

VOL 1404 PAGE 928

Mortgagee's Address:
PO Box 337,
Mauldin, SC 29662

THIS MORTGAGE is made this 30th day of April 1979, between the Mortgagor, John Michael Taylor and Stephanie J. 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").

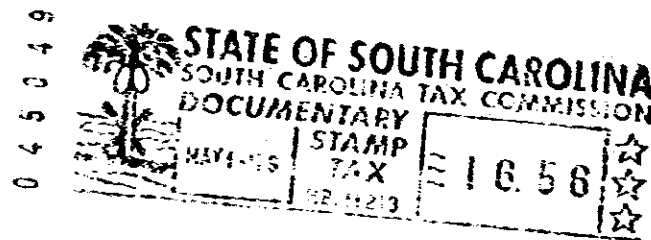
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty One Thousand Four Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009;

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 Our right, title and interest in and to all that lot of land in Greenville County, State of South Carolina, being shown as Lot 23 on a plat of Wildair Estates, recorded in Plat Book EE at Page 19 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Burgundy Drive at the joint front corner of Lots 23 and 24; thence with the line of Lot 24, N. 76-20 E. 186.9 feet to a pin; thence with the line of Lot 37, S. 10-42 E. 100.12 feet to a pin at rear corner of Lot 22; thence with the line of Lot 22, S. 76-20 W. 182.2 feet to a pin on Burgundy Drive; thence with the eastern side of Burgundy Drive, N. 13-20 W. 100 feet to the point of beginning.

DERIVATION: Judith Ann Grout Cochran, individually et al, recorded May 1, 1979 in the RMC Office for Greenville County, S. C.



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which has the address of #6 Burgundy Drive, Greenville, S. C. 29615 (Street) (City) (State and Zip Code) (herein "Property Address");

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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