

Mortgagee's Mailing Address: 301 College Street, Greenville, S. C. 29601

FILED  
GREENVILLE CO. S. C.

BOOK 1511 PAGE 964

AUG 20 3 34 PM '80

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 14 day of August, 1980, between the Mortgagor, Erle A. Taylor, Jr. & Elizabeth S. Taylor, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

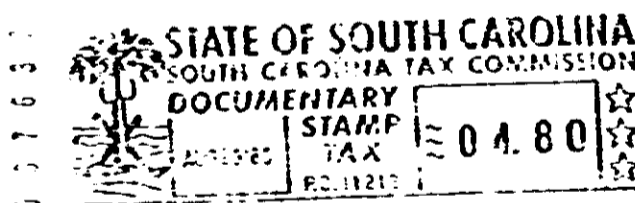
WHEREAS, Borrower is indebted to Lender in the principal sum of 12,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated August 14, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1995.

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:

Beginning at an iron pin on the northwesterly side of Del Norte Road, which iron pin is the joint front corner of lots 313 and 314 and running thence along the northwesterly side of Del Norte Road S. 64-52 W. 90 feet to an iron pin; thence N. 33-15 W. 160 feet to an iron pin; thence N. 21-37 W. 80 feet to an iron pin; thence S. 39-24 E. 220.1 feet to an iron pin, the point of the beginning.

This being the same property conveyed to the mortgagor herein by deed of Ellis L. Darby, Jr. and James A. Nelson and recorded in the RMC office for Greenville County on April 19, 1972 in Deed Book #941 and page #442.

This is the second mortgage and is junior in lein to that mortgage executed to Erle A. Taylor, Jr. and Elizabeth S. Taylor which mortgage is recorded in the RMC office for Greenville in Book #1230 and page #135.



which has the address of 603 Del Norte Road Greenville, South Carolina 29615 (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 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.

SC70  
-----  
A1120 80  
128

4.00011

4328 RV-2