

GREENVILLE CO. S. C.

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DONNIE S. BANKERSLEY
R.M.C.

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MORTGAGE

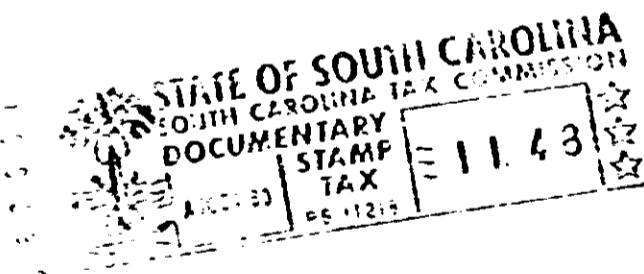
THIS MORTGAGE is made this 20TH day of August, 1980, between the Mortgagor, Larry D. Taylor and Linda T. Taylor (hereinafter "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (hereinafter "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-eight Thousand Seven Hundred Dollars, which indebtedness is evidenced by Borrower's note dated August 20, 1980 (hereinafter "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, 2005

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 (hereinafter "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: near Mauldin, South Carolina, known as a portion of Lots 7-C and 7-D on a plat of Property of J. O. Shaver, recorded in the RMC Office for Greenville County in Plat Book CCC at Page 59, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Greenbrier Drive, which iron pin is situate 2,362.9 feet Northeast of the curved intersection of Greenbrier Drive with Log Shoals Road and running thence N 48-30 E, 382.6 feet to an iron pin; thence N 60-08 E, 97.1 feet to an iron pin; thence N 59-48 E, 44.4 feet to an iron pin; thence S 48-30 E, 337.2 feet to an iron pin on the Northwest side of Greenbrier Drive; thence along said Drive, S 41-30 W, 134 feet to the point of beginning.

This is the same property conveyed to Linda T. Taylor by deed of Sally H. Taylor of even date herewith and to Larry D. Taylor by deed of Robert E. Norton recorded April 19, 1973 in Deed Book 971 at Page 828.



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which has the address of 220 Greenbrier Drive Simpsonville
[Street] [City]
S. C. 29681 (hereinafter "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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