

RE-RECORDED TO CORRECT
MATURITY DATE.

FILED FEB 16 4 15 PM '81

BOOK 1532 PAGE 992

GREENVILLE CO. S.C. DONNIE S. TANKERSLEY
Post Office Drawer 408
Greenville, South Carolina 29602

BOOK 1532 PAGE 622

DONNIE S. TANKERSLEY R.M.C. **MORTGAGE**

THIS MORTGAGE is made this 16th day of February, 1981, between the Mortgagor, RONALD D. 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 Twelve Thousand and No/100 (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 16, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1986.....;

R.D.T.

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 situate, lying and being on the Northwestern side of Darby Road, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 25, Section One, of a Subdivision known as Coachman Estates, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4-N at Page 56, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Darby Road, at the joint front corner of Lots Nos. 25 and 26, and running thence with the joint line of said Lots N. 28-19 W. 150 feet to an iron pin; running thence S. 61-41 W. 80 feet to an iron pin at the joint rear corner of Lots Nos. 24 and 25; running thence with the joint line of said Lots S. 28-19 E. 150 feet to an iron pin on the Northwestern side of Darby Road; running thence with said Road N. 61-41 E. 80 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein by Kenneth L. Merritt by Deed to be recorded.

This mortgage is junior in lien to that certain note and mortgage heretofore executed unto Aiken Loan and Security Company recorded in Mortgage Book 1227 at Page 290 in the original amount of \$18,000.00.

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which has the address of Lot 25, Darby Road, Coachman Estates, Taylors, (City)
South Carolina 29687 (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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