

Post Office Drawer 408  
Greenville, South Carolina 29602

REC'D  
CO. S. C.  
MAR 21 37 AM '81

1533 620

# MORTGAGE

THIS MORTGAGE is made this 19th day of March,  
1981, between the Mortgagor, BETTY 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 Twenty Thousand and  
No/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's  
note dated March 19, 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 April 1,  
1996.....;

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 eastern side of Timbertree Way, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 14 of a subdivision known as Pebblecreek, Phase II, Section III, plat of which is recorded in the RMC Office for Greenville County in Plat Book 6H, at page 87, and according to said plat, has the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Timbertree Way at the joint corner of Lots 13 and 14, and running thence with the joint line of said lots, S. 82-32 W., 125 feet to an iron pin in the line of Pebblecreek Golf Course; running thence with that line N. 7-28 W., 136 feet to an iron pin; thence continuing with said golf course, N. 50-0 E., 47 feet to an iron pin at the joint rear corner of Lots 14 and 15; running thence with the joint line of said lots, S. 50-33-37 E., 111.56 feet to an iron pin on the western side of Timbertree Way; running thence with said Way, the line of which is curved, the chord of which is S. 14-01 E., 93.29 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein and Ronald D. Taylor by Pebblepart, Ltd., a South Carolina Limited Partnership, by Deed dated December 29, 1978, recorded December 29, 1978, in Deed Book 1094 at Page 579. The said Ronald D. Taylor conveyed his undivided one-half interest to the Mortgagor herein by Deed recorded November 15, 1979, in Deed Book 1115 at Page 692.

This mortgage is junior in lien to that certain note and mortgage heretofore executed unto First Federal Savings and Loan Association recorded in Mortgage Book 1454 at Page 54 in the original amount of \$55,000.00.

which has the address of Lot 14, Timbertree Way, Pebble Creek Subdivision, Taylors,  
(Street) (City)  
South Carolina 29687 (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 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.

5070 --- 1 MAR 20 81 228 4.0001

67  
21  
9  
0

4328 RV-2