



MORTGAGE

BOOK 1548 PAGE 548

THIS MORTGAGE is made this 17 day of July 1981, between the Mortgagor, Robert Lee Taylor and Margaret Rose Taylor (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand, Four Hundred and thirty-eight Dollars and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 17, 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 Sept. 1, 1986.

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 Western side of Rosegarden Street near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 14 of Block E, as shown on a plat of Buena Vista, prepared by W. N. Willis, Engineer, dated April 4, 1949, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book W at pages 11 and 29, and having according to the last mentioned plat the following metes and bounds:

BEGINNING at an iron pin on the Western side of Rosegarden Street at the joint front corner of Lots Nos. 13 and 14 of Block E, and running thence with the line of Lot No. 13 S. 52-52 W. 208.5 feet to an iron pin; thence S. 47-08 E. 20 feet to an iron pin at the joint rear corner of Lots Nos. 14 and 15; thence with the line of Lot No. 15 N. 72-12 E. 184.2 feet to an iron pin on the Western side of Rosegarden Street; thence with the Western side of Rosegarden Street N. 9-43 W. 75 feet to the point of beginning.

This is a portion of the property conveyed to the Grantor herein by deed of R.E. Ingold, dated February 18, 1966, and recorded in the RMC Office for Greenville County, South Carolina.

This is the same property conveyed by deed of Henry C. Harding Builders, Inc., dated 4/8/66 and recorded 4/8/66 in the RMC Office for Greenville County in Volume 795, at Page 568.

which has the address of 11 Rose Garden St., Taylors, South Carolina 29687 (Street) (City) (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.

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