

MORTGAGE

OP... F... ED... S.C. MAY 21 3 58 PM '82 THIS MORTGAGE is made this 21 day of MAY 19 82, between the Mortgagor, JAMES ANDREW TAYLOR AND SANDRA MARIA TAYLOR

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

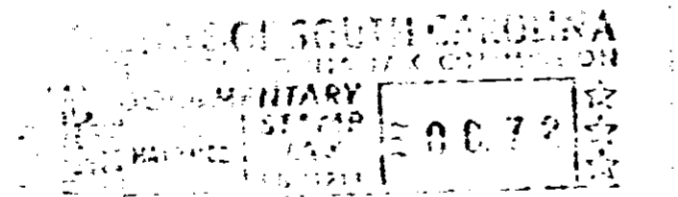
WHEREAS Borrower is indebted to Lender in the principal sum of SIXTEEN THOUSAND EIGHT HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated MAY 21, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JUNE 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 (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 in the City of Greenville, County of Greenville, State of South Carolina, on the southeastern side of Nottingham Road and being known and designated as Lot 203 of Sherwood Forest, as shown on a plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book GG at Pages 2 and 3, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southeastern edge of Nottingham Road, at the joint front corner of Lots 203 and 204, and running thence along a line of Lot 204, S. 20-17 E. 160 feet to a point; thence N. 69-43 E. 75 feet to a point; thence along a line of Lot 202 N. 20-17 W. 160 feet to a point on the southeastern edge of Nottingham Road; thence along the southeastern edge of Nottingham Road S. 69-43 W. 75 feet to the beginning corner.

Derivation: Deed Book 1167, Page 284 - J. Nathan Buerer and Barbara A. Buerer 5/21/82



which has the address of 35 Nottingham Road Greenville S. C. 29607 (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.

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