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Post Office Drawer 408, Greenville, SC 29601 DONNIE S. TANKERSLEY R.M.C.

BOOK 1592 PAGE 20

MORTGAGE

THIS MORTGAGE is made this 13th day of January 19 83, between the Mortgagor, Connie R. and William F. Taylor, Jr.

(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 13,485.89 (Thirteen thousand four hundred eighty-five and 89/100) Dollars, which indebtedness is evidenced by Borrower's note dated January 13, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1988;

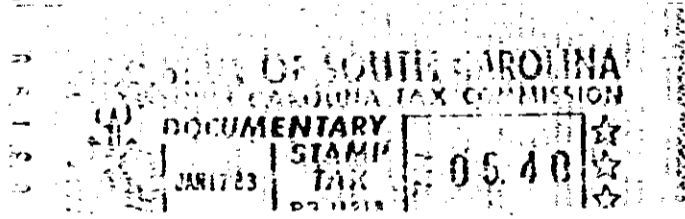
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the city of Greenville, on the northern side of Old Mill Road and known and designated as lot no. 46 of a subdivision known as Edwards Forest Heights, plat of which is recorded in the RMC office for Greenville County in Plat Book 000 at Page 87 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Old Mill Road at the joint front corner of lots nos. 46 and 47 and running thence with the joint line of said lots N. 48-58 E., 165.8 feet to an iron pin running thence N. 35-22 W. 80 feet to an iron pin; running thence N. 65-30 W., 61 feet to an iron pin at the joint rear corner of Lots Nos. 45 and 46; running thence with the joint line of said lots S. 38-20 W., 172.3 feet to an iron pin on the northern side of Old Mill Road; running thence with the northern side of said road S. 59-01 E. 53 feet; thence continuing with said road S.54-06 E., 53.1 feet to an iron pin, point of beginning.

This being the same property conveyed to the mortgagor by deed of Larry G. Shaw Builder, Inc. and recorded in the RMC office for Greenville County on March 2, 1970 in Deed Book 885 at Page 225.

This is a second mortgage and is Junior in Lien to that mortgage executed by Larry E. Shaw Builders to First Federal Savings and Loan Association which mortgage is recorded in the RMC Office for Greenville County on August 1, 1969 in book 1133 at Page 106.



which has the address of 104 Old Mill Rd., Taylors, South Carolina 29687 (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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