

FILED
GREENVILLE
JUL 12 1983
DONALD W. LEE

MORTGAGE

THIS MORTGAGE is made this 11th day of July, 1983, between the Mortgagor, John R. Taylor and Donna C. 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").

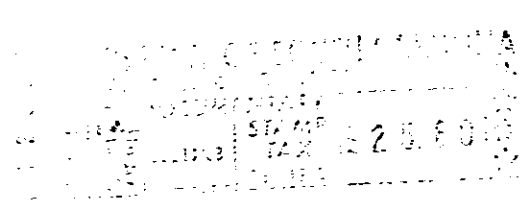
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Four Thousand and No/100 (\$64,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 11, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2013;

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, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 92 on a plat of Drexel Terrace, made by Piedmont Engineering Services, 4/1/61, and recorded in the Office of the RMC for Greenville County, South Carolina, in Plat Book QQ, at Page 177, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southeast side of Dellrose Circle at the joint front corner of Lots 91 and 92 and running thence along the common line of said lots S. 52-10 E. 170.0 feet to a point, joint rear corner of Lots Nos. 91 and 92; thence along the rear line of Lot 87 S. 5-43 W. 62.9 feet to a point, joint rear corner of Lots Nos. 92 and 93; thence along the common line of said lots N. 68-40 W. 196.4 feet to a point on the southeast side of Dellrose Circle; thence along the said Dellrose Circle N. 30-00 E. 110.0 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Homer G. and Nancy K. Alexander dated this date and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1192, at Page 83, on July 12, 1983.



which has the address of 207 Dellrose Circle Taylor,
(Street) (City)
S. C. 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 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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