

FILED
GREENVILLE CO. S.C.
APR 27 2 45 PM '84

MORTGAGE

THIS MORTGAGE is made this 26th day of April, 1984, between the Mortgagor, Douglas Duane Taylor and Tina 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 Twenty Thousand, Seven Hundred Twenty Dollars & 39/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 26, 1984, (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 1994;

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 tract of land being shown and designated as Lot 1 on Survey of Property of Sam H. James Estate dated November 25, 1949, made by H. L. Dunahoo, and being more particularly described as follows, to-wit:

BEGINNING at a point on the South side of Brushy Creek Road and the West side of an unnamed street, and running thence S. 30-10 E. 100 feet to a point; thence S. 41-00 E. 148.5 feet to a point; thence S. 61-40 W. 278.5 feet to a point; thence N. 27-30 W. 298 feet to a point on the South side of Brushy Creek Road; thence along the South side of Brushy Creek Road N. 73-55 E. 168 feet to the point of BEGINNING.

PROVIDED, however, should Douglas Duane Taylor, Jr., divorce Tina Allen Taylor, then on the date such Divorce Decree is granted, fee simple title to the above described property shall immediately revert to Douglas Duane Taylor, should he be living, or to his heirs (excluding Douglas Duane Taylor, Jr.) should he be not living. This reversionary clause shall be null and void 20 years after the date this Deed is executed and shall be of no force and effect at any time against any mortgagee having a lien against these premises.

DERIVATION: This being the same property conveyed to the mortgagor by deed of Douglas Duane Taylor and recorded in the R.M.C. Office of Greenville County dated 3-20-84 in Book 1208 Page 574.

This is a second mortgage and junior in lien to none.

which has the address of 329 Brushy Creek Rd. Greer, S.C. 29651 (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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RECORDED

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