

WHEN RECORDED MAIL TO

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NOV 17 1984
DEPT. OF REVENUE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on November 16, 1984. The mortgagor is Jeffrey G. Taylor ("Borrower"). This Security Instrument is given to Bankers Mortgage Corporation, which is organized and existing under the laws of South Carolina, and whose address is P.O. Drawer F-20, Florence, South Carolina 29503 ("Lender"). Borrower owes Lender the principal sum of Seventy One Thousand Five Hundred and no/100-----Dollars (U.S. \$71,500.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on December 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that 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 34, ROSEDALE, as shown on survey entitled "Property of Jeffrey G. Taylor" as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 11-C at Page 32 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at a cul-de-sac on the northern side of Rosemary Lane and running thence N. 73-52 W. 84.4 feet to an iron pin; thence N. 28-52 W. 35.4 feet to an iron pin; thence N. 16-08 E. 125.0 feet to an iron pin; thence S. 73-52 E. 196.4 feet to an iron pin; thence S. 40-31 W. 139.3 feet to an iron pin; thence S. 68-13 W. 37.6 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of David L. Vassy, Jr. and Rebecca G. Vassy as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1226 at Page 545 on November 16, 1984.

which has the address of 301 Rosemary Lane Greenville, South Carolina 29615 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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