

MORTGAGE

BOOK 1401 PAGE 100

THIS MORTGAGE is made this 1st day of December 1978, between the Mortgagor, EDWARD C. TAYLOR, JR., AND MARTHA L. TAYLOR (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE, a corporation organized and existing under the laws of the United States of America, whose address is P. O. Box 10148, Greenville, South Carolina 29605 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2008.

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 on the Southern side of Warner Street, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 24 as shown on a plat of "Property of Wade Cothran", prepared by Dalton and Neves, Surveyors, dated July, 1927, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book H at page 163 and having, according to said plat, the following metes and bounds:

BEGINNING at the joint front corner of Lots Nos. 23 and 24 on the Southern side of Warner Street and running thence along the Southern side of Warner Street S. 81-15 E. 65 feet to the joint front corner of Lots Nos. 24 and 25; thence along the joint line between these said lots S. 9-35 W. 162.5 feet to the joint rear corner with Lots Nos. 18 and 19; thence along the joint rear line between Lots Nos. 19 and 24 N. 81-15 W. 65 feet to the joint rear corner of Lots Nos. 19, 20, 23 and 24; thence along the joint line of said Lots Nos. 23 and 24 N. 9-35 E. 162.5 feet to the joint front corner of said Lots Nos. 23 and 24 on the Southern side of Warner Street, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Martha McKeown Leaphart, dated December 1, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1092 at page 916, on December 1, 1978.



which has the address of 14 Warner Street, Greenville, South Carolina 29605 (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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