

REC'D S.C.
JUN 18 1981
WISLEY

MORTGAGE

1544 741

THIS MORTGAGE is made this 12th day of June 1981 between the Mortgagor, Barrett P. Taft and Shirley Ann Taft (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and no/100ths- (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 12, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1996

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 on the Southern side of Greybridge Drive, in the County of Greenville, State of South Carolina, being known and designated as Lot #3, as shown on a plat entitled "TROLLINGWOOD, SECTION I" prepared by Enwright Associates, dated September 30, 1971 and recorded in the RMC Office for Greenville County in Plat Book 4R at Page 13 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Greybridge Drive, joint corner with lots #2 and #3 and running thence with the line of lot #2, S. 2-05 E., 200.6 feet to an iron pin at the normal pool line of the lake known as Trollingwood; thence with the normal pool line of said lake, N. 87-57 W., 145 feet to an iron pin; thence continuing with the normal pool line of said lake, S. 77-18 W., 20 feet to an iron pin at the joint rear corner of lots #3 and #4; thence with the line of lot #4, N. 4-20 E., 200.2 feet to an iron pin on the Southern side of Greybridge Drive; thence with the Southern side of said drive, S. 89-57 E., 142 feet to the point of beginning.

THIS is the same property conveyed to the mortgagors by deed of R. B. and Vozelle M. Landers as recorded in the RMC Office for Greenville County in Deed Book 1138 at Page 206 on December 2, 1980.

THIS mortgage is second and junior in lien to that mortgage between Barrett P. Taft and Shirley A. Taft to United Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1526 at Page 223 on December 2, 1980.

which has the address of Route 3, Box 174, Pelzer, S.C. 29669 (Street) (City) (State and Zip Code) (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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