



MORTGAGE

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1522 911

THIS MORTGAGE is made this 24th day of August 1983 between the Mortgagor, William Jack Taylor and Madalene C. Taylor (herein "Borrower"), and the Mortgagee, [Name], a corporation organized and existing under the laws of State of South Carolina, whose address is, Piedmont, East, Building, Suite 500A, 37 Villa Road, Greenville, South Carolina, 29615 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 32,000.00 which indebtedness is evidenced by Borrower's note dated August 24, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on September 1, 1998;

TO SECURE to Lender 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, 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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 9 on a plat of Wemberly Way, Section 1, prepared by Campbell & Clarkson Surveyors, Inc., dated June 17, 1974, recorded in the R. M. C. Office for Greenville County in Plat Book 4-R, Page 88, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Wemberly Lane, joint front corners of Lots 9 and 10, thence with the joint line of Lots 9 and 10, S. 77-33 E., 150 feet to an iron pin; thence turning and running N. 12-27 E., 120 feet to an iron pin, joint rear corner with lot 8; thence turning and running with the joint line of Lots 9 and 8, N. 77-33 W., 150 feet to an iron pin on the southeastern side of Wemberly Lane, joint front corner of Lots 9 and 8; thence turning and running along said front corner of Lots 9 and 8; thence turning and running along said Wemberly Lane, S. 12-27 W., 120 feet to an iron pin, point of beginning.

Being a portion of the property conveyed to Tri-Co Investments, Inc. by deed of W. C. Cook, recorded March 7, 1974, in Deed Book 994, Page 787, R. M. C. Office for Greenville County.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

The Grantees herein do expressly assume all financial responsibility and payment of that certain real estate Mortgage and the Note which it secures recorded in the R. M. C. Office for Greenville County in Mortgage Book 1382, Page 877 and having a present outstanding balance of \$31,420.27.

This being the same property conveyed to William Jack Taylor and Madalene C. Taylor by deed of Tri-Co Investments, Inc. recorded February 6, 1978 in Deed Book 1073 at Page 277.

which has the address of 403 Wemberly Lane Simpsonville South Carolina 29681 (therein "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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
- 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one twelfth of the yearly taxes and assessments (including condominium and