



SECOND MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 56,111.11

THIS MORTGAGE is made this 15th day of August 1983 between the Mortgagor, Calvin B. Taylor and Peggy P. Taylor (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Five Thousand Nine Hundred Eight Dollars and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 15, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 15, 1993

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 of lot of land in the State of South Carolina County of Greenville, known and designated as Lot No. 23 on a Plat of Shellstone Park by C.O.Riddle, RLS dated August, 1967 and recorded in the RMC Office for Greenville County in Plat Book PPP at pages 176 and 177 and being more fully described, according to said plat to wit:

BEGINNING at an iron pin on the northwestern side of Lawrence Avenue, at the joint front corner of Lots No. 22 and 23 and running thence along said Lawrence Avenue, S. 36-46 W. 400 feet to an iron pin at the joint front corner of Lots No. 23 and 24; thence with the joint line of said lots, N. 53-14 W. 371.7 feet to an iron pin, thence N. 38-16 E. 400 feet to an iron pin; thence S. 53-14 E. 361.2 feet to an iron pin on Lawrence Avenue, being the point of beginning.

This property is conveyed subject to restrictive covenants of record and to any easements or rights of way affecting same.

This is the same property conveyed by deed of J. R. Richardson to Calvin B. Taylor and Peggy P. Taylor on deed dated 9-24-74 recorded 9-25-74 in Deed volume 1007 at page 266.

which has the address of Rt. 2 Box 373 Lawrence Ave., Fountain Inn, South Carolina 29644 (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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