

GREENVILLE CO. S. C.

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MORTGAGE

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DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 15th day of March 1976, between the Mortgagor, Thomas W. Taylor and Valerie K. Taylor (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand One Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 15, 1976 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2001

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 in the County of Greenville, State of South Carolina, being on the Southeastern side of East Fairs Road, shown and designated as Lot No. 23 and the Eastern one-half of Lot No. 22, and parts of Lots Nos. 8 and 9 of Block "G" on a plat of Kanetenah, which plat is of record in the RMC Office for Greenville County, South Carolina, in Plat Book H at Page 288, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of East Faris Road at the joint front corner of Lots Nos. 23 and 24, and running thence S. 26-30 E. 217 feet along line of Lot No. 24 and Lot No. 10 to an iron pin; thence S. 63-35 W. 99 feet through Lot No. 9 and into Lot No. 8 to an iron pin; thence N. 26-30 W. 217 feet through Lot No. 8 and through center of Lot No. 22 to an iron pin on the Southeastern side of East Faris Road; thence N. 63-35 E. 99 feet along the Southeastern side of East Faris Road to the point of beginning.

This is the same property conveyed to the Mortgagors by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 1010 at Page 638.



which has the address of 312 E. Faris Road, Greenville, South Carolina, 29606 (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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