Carolina Federal Savings & Loan 500 East Washington Street Greenville, South Carolina

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To 28 4 na F4 17 MORTGAGE

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29th ... December THIS MORTGAGE is made this..... THIS MORTGAGE is made this day of December 19.76, between the Mortgagor, James G. Taylor and Lacey C. Taylor -----. . . day of Savings & Loan Association ---- (herein "Borrower"), and the Mortgagee, Carolina Federal

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-two Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated. December 29, 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 December 1, 2006

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, with improvements thereon, situate, lying and being on the southern side of Mount Vista Avenue in the City of Greenville, County of Greenville, State of South Carolina and known and designated as Lot No. 186 on plat of Second Revision of Traxler Park recorded in the R.M.C. Office for Greenville County in Plat Book F at Pages 114 and 115 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Mt. Vista Avenue at the joint front corner of Lots 187 and 186 and running thence with the line of Lot 187, S. 25-23 E., 225 feet to an iron pin; thence S. 64-37 W., 70 feet to an iron pin; thence N. 25-23 W., 225 feet to an iron pin on the southern side of Mt. Vista Avenue; thence along Mt. Vista Avenue N. 64-37 E., 70 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Bruce R. Aitchison and Garnet D. Aitchison recorded in the R.M.C. Office for Greenville County on December 29, 1976 in Deed Book 1048 at Page 620

IAX PB 11218

Greenville .120 Mt. Vista which has the address of [City] South Carolina (herein "Property Address"); [State and Zip Code]

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.

MORTGAGE

SOUTH CAROLINA-1 to 4 Family-6/75—FNMA/FHLMC UNIFORM INSTRUMENT