

FILED
GREENVILLE, S.C.

SEP 28 12 35 PM '84

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MORTGAGE

THIS MORTGAGE is made this 27th day of September, 1984, between the Mortgagor, Lewis M. Taylor and Doris J. Taylor

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand Six Hundred Seventy Two and 42/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 27, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 30, 1994.....;

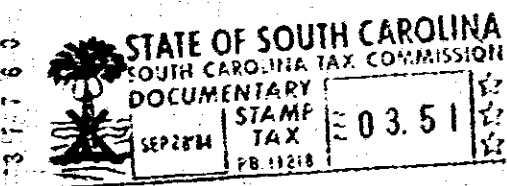
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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~~ lot of land located in the State of South Carolina, County of Greenville, Chick Springs Township, about one-half mile south of Greer on the east side of Harris Drive near Pleasant Grove Baptist Church, and being shown and designated as Lot No. 48 on a survey entitled Property of H. H. Cox by H. S. Brockman dated September 30, 1970, and recorded in Plat Book 4H, Page 37, R.M.C. Office for Greenville County.

THIS property is conveyed subject to the restrictions recorded in Deed Book 599, Page 321, R.M.C. Office for Greenville County, and to any easements of record.

DERIVATION: This being the same property conveyed to the mortgagor by deed of H. H. Cox and recorded in the R.M.C. Office of Greenville County dated October 5, 1970 in Book 899 Page 616.

THIS is a second mortgage and junior in lien to that mortgage executed by Lewis M. Taylor to First Federal of South Carolina which mortgage is recorded in the R.M.C. Office of Greenville County in Book No. 1168 Page 418 Date 30.7.70.



which has the address of 110 Harris Drive Greer, South Carolina 29651 (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 seized 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.