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BOOK 1439 PAGE 748

WANDA S. TAYLOR ENSLEY
S.M.C.

MORTGAGE

THIS MORTGAGE is made this 31st day of July, 1978, between the Mortgagor, JAMES A. TAYLOR and SHIRLEY E. TAYLOR, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

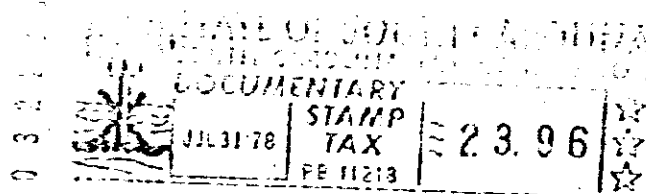
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Nine Thousand Nine Hundred and No/100 (\$59,900.00) ---Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2008

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 with the buildings and improvements thereon lying and being on the northwesterly side of Sun Meadow Road, near the City of Greenville, S. C., and being designated as Lot No. 114 on plat entitled "Map No. 5, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C. in Plat Book 6H, page 2, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Sun Meadow Road, joint front corner of Lots 114 and 115 and running thence along the common line of said lots N. 46-48-38 W. 152.86 feet to an iron pin in the rear line of Lot 102; thence along a portion of rear line of Lot 102 and a portion of the rear line of Lot 103 N. 38-42-43 E. 125.38 feet to an iron pin, joint rear corner of Lots 113 and 114; thence along the common line of said lots S. 46-48-38 E. 162.64 feet to an iron pin on Sun Meadow Road; thence along said Road S. 43-11-22 W. 125 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the mortgagors herein by deed of Cothran & Darby Builders, Inc. of even date herewith to be recorded.



which has the address of 112 Sun Meadow Road Greer,
[Street] [City]
South Carolina 29651 (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.

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