

23 10 24 11 '78 MORTGAGE

DOANNE S. TANKERSLEY
R.H.C.

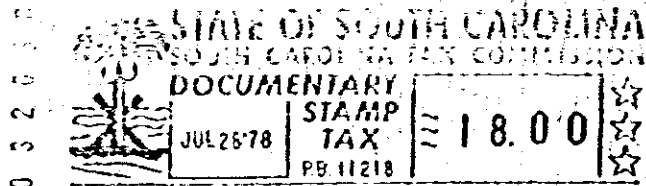
THIS MORTGAGE is made this 25th day of July, 1978, between the Mortgagor, Alfred Elliot Taylor and Diane B. Taylor (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 25, 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 January 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: in Butler Township, being shown on a plat of Property of Alfred Elliot Taylor to be a parcel containing 1.13 acres, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book 6R, page 95, and having the following metes and bounds as shown thereon, to-wit:

BEGINNING on the southern side of Blacks Drive at the joint front corner of property now or formerly of Alfred Elliot Taylor and running thence with the joint line of said property, S. 39-12 E., 176.34 feet to an iron pin along the property now or formerly of B. D. Black; thence running with the common line of said property, S. 14-54 W., 246.5 feet to an iron pin; thence turning and running with the joint line of other property now or formerly of Alfred Elliot Taylor, N. 39-12 W., 319.29 feet to an old iron pin on the southern side of Blacks Drive; thence turning and running with said Drive the following courses and distances, to-wit: N. 51-29 E., 162.43 feet to an old iron pin; N. 45-23 E., 37.45 feet to an iron pin at the point of beginning.

This is a portion of the property conveyed to the mortgagors herein by deed of Boyce Smith recorded on July 15, 1977 in the R. M. C. Office for Greenville County in Deed Book 1060 at Page 609.



which has the address of Black Drive, Greenville, S. C. 29615 (Street) (City) (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 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.

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