

FILED  
GREENVILLE CO. S. C.

# MORTGAGE

enc. 1549 1345

AUG 7 1 49 PM '81

THIS MORTGAGE is made this third (3rd) day of August, 1981, between the Mortgagor, Ronald J. and Linda S. Taylor (herein "Borrower"), and the Mortgagee, **POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest**, a corporation organized and existing under the laws of the State of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand Five Hundred and no/100 (\$5,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 3, 1981 (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, 1986;

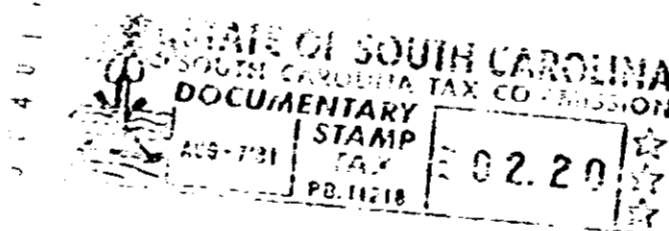
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lying in the State of South Carolina, County of Greenville, shown as Lot 6 on Final Plat of Ogden Acres, recorded in Plat Book BBB at page 27 and having the following courses and distances according to said plat:

BEGINNING at an iron pin on Hodgens Drive at the joint front corner of Lots 5 and 6 and running thence with the joint line of said lots, S. 33-43 E. 284.9 feet to an iron pin, joint rear corner of said lots; thence along the rear line of Lot 6, S. 56-10 W. 90 feet to an iron pin, joint rear corner of Lots 6 and 7; thence along the joint line of said lots, N. 33-43 W. 285.4 feet to an iron pin on Hodgens Drive; thence along Hodgens Drive, N. 56-17 E. 90 feet to an iron pin, the point of beginning.

BEING the same property conveyed by Bobby J. Jones and Mavis M. Jones by deed recorded in RMC Office for Greenville County at Deed Book 1085, page 562, dated August 18, 1978.

THE mortgagor herein does hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of the property above-described, and that the property is free from all encumbrances except a mortgage to Poinsett Federal Savings and Loan recorded August 18, 1978 in the RMC Office for Greenville County at REM Book 1441, page 616.



which has the address of Lot 6, Hodgens Drive, Greenville, South Carolina, 29611 (herein "Property Address");  
[Street] [City] [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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