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GREENVILLE CO. S.C.

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SONNIE WALKERSLEY

# MORTGAGE

BOOK 1550 PAGE 673

THIS MORTGAGE is made this 17th day of August, 1981, between the Mortgagor, Wyllys H. Taylor, Jr. and S. James Showalter, III (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-one thousand, one hundred fourteen and 74/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 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 November 19, 1981.

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 those certain lots of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being on the south side of Laurens Road, and being known and designated as Lots Numbered 27, 28 and 29 of a Subdivision known as Glenn Grove Park, as shown on a plat thereof recorded in the R.M.C. Office for Greenville County, SC in Plat Book F, at Page 233, and having the following metes and bounds, to-wit:**

**LOT 27:** Beginning at an iron pin on the south side of Laurens Road, which iron pin is 100 feet east of Underwood Avenue, and running thence S 15-48 W 160.1 feet to an iron pin; thence S 74-12 E 50 feet to an iron pin, corner of Lot No. 26; thence with the line of that lot, N 15-48 E 159 feet to an iron pin on the south side of Laurens Road; thence with the southern side of said road, N 73 W 50 feet to the point of beginning.

**LOT 28:** Beginning at an iron pin on the south side of Laurens Road, corner of Lot No. 29, and running thence along the line of Lot No. 29 S 15-48 W 161.2 feet to a point in the line of Lot No. 30; thence S 74-12 E 50 feet to the corner of Lot No. 27; thence N 15-48 E 160.1 feet to an iron pin in line of Laurens Road; thence along said road N 73-00 W 50 feet to the point of beginning.

**LOT 29:** Beginning at an iron pin on the northeast corner of Laurens Road and Underwood Avenue and running thence with Laurens Road S 73-0 W 50 feet to an iron pin, corner of Lot No. 28; thence with joint line of Lots Nos. 28 and 29, S 15-48 W 161.2 feet to an iron pin in line of Lot No. 30; thence with the line of Lot No. 30, N 74-12 W 50 feet to an iron pin on Underwood Avenue; thence with Underwood Avenue, N 15-48 E 162.3 feet to the beginning corner.

Less, however, any property on Laurens Road, conveyed to or taken by the South Carolina Highway Department or other public body in connection with the widening of Laurens Road.

Being the same property conveyed to the mortgagors by Joel B. Garrison, Jr. by deed of even date to be recorded herewith.

This is a second mortgage junior to the mortgage of Joel B. Garrison, Jr. of \$250,000.00. which has the address of 600 Laurens Road Greenville, South Carolina, 29601 (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 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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