

FILED  
GREENVILLE CO. S.C.

First Federal of S.C.  
P. O. Box 408  
Greenville, S. C. 29602

VOL 1650 PAGE 917

MAR 6 12 46 PM '84

# MORTGAGE

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 1st. day of March,  
19 84, between the Mortgagor, G. Taylor Holden and Jean T. Holden  
(herein "Borrower"), and the Mortgagee, First Federal  
Savings and Loan Association, 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 Twenty Three Thousand One  
Hundred Sixty Nine and 74/100 Dollars, which indebtedness is evidenced by Borrower's  
note dated March 1, 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 March 30, 1994  
.....;

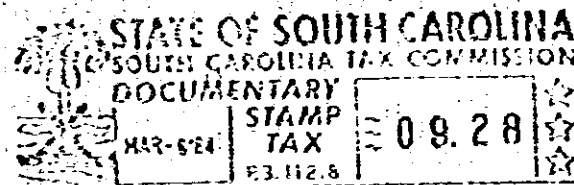
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest  
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect  
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein  
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 certain piece, parcel or lot of land together with any improvements thereon  
or hereafter constructed thereon, situate, lying and being in the State of South  
Carolina, County of Greenville, designated as Lot 30, Pebble Creek, Phase I as shown  
upon a plat prepared by Enwright Associates, Inc., recorded September 17, 1973 in  
Plat Book 5-D at page 1-5 and having the following metes and bounds to wit:

BEGINNING on the western side of Honeybee Lane at the joint front corner of Lots 29  
and 30 and running N 88-19 W. 150.50 feet along the joint lot line of said Lots: thence  
turning and running N 1-36 E. 115.16 Feet to the joint rear corner of Lots 30 and 31;  
thence turning and running S 88-15 E. 151.0 feet along the joint lot line of Lots  
30 and 31 to Honeybee Lane; thence turning and running S 1-51 W. 115.0 feet along  
Honeybee Lane to the point of beginning.

This is a second mortgage and is junior in lien to that mortgage given by G. Taylor  
Holden and Jean T. Holden to First Federal Savings and Loan Association, dated Novem-  
ber 7, 1979, recorded November 13, 1979 in the R. M. C. Office of Greenville County  
in Book 1488 at page 43.

This is the same property conveyed to the mortgagors by Pebblepart, Ltd. a S. C.  
Limited Partnership on December 8, 1978, recorded December 13, 1978 in Deed Book 1093  
at Page 670.



Loan # 020 319285 4

which has the address of 9 Honeybee Lane, Taylors, S. C. 29687  
(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 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.

4-10-84