

MAR 21 11 05 AM '84

MORTGAGE

R.H.C.
THIS MORTGAGE is made this 19th day of March,
1984, between the Mortgagor, Douglas Duane Taylor, Jr. and Tina Taylor
, (herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association of South Carolina, 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").

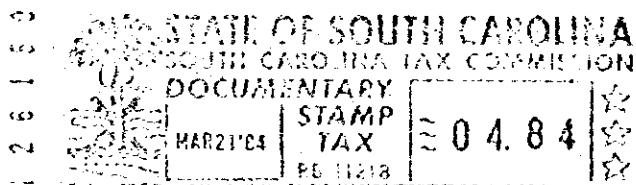
WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand, Four
Dollars and 84/100 Dollars, which indebtedness is evidenced by Borrower's
note dated March 19, 1984, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____
March, 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 tract of land being shown and designated as Lot 1 on Survey of Property
of Sam H. James Estate dated November 25, 1949, made by H.L. Dunahoo, and being
more particularly described as follows, to wit: BEGINNING at a point on the
South side of Brushy Creek Road and the West side of an unnamed Street, and
running thence S. 30-10 E. 100 feet to a point; thence S. 41-00 E. 148.5 feet
to a point; thence S. 61-40 W. 278.5 feet to a point; thence N. 27-30 W. 298
feet to a point on the South side of Brushy Creek Road; thence along the
South side of Brushy Creek Road N. 73-55 E. 168 feet to the point of BEGINNING.

DERIVATION: This being the same property conveyed to the mortgagor by deed
of Douglas Duane Taylor and recorded in the R.M.C. Office of Greenville
County dated August 19, 1970 in Book 896 Page 402.

THIS is a second mortgage and junior in lien to none.



which has the address of Rt 2, Hwy 253 Taylor,
(Street) (City)
S.C. 29687 (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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