

FILED
GREENVILLE CO. S.C.
DEC 7 3 41 PM '84

WES TANKERSLEY MORTGAGE

THIS MORTGAGE is made this 5 day of December,
19 84, between the Mortgagor, FRANKLIN D. TAYLOR and LYNDA G. 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 twenty three thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 5, 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 _____

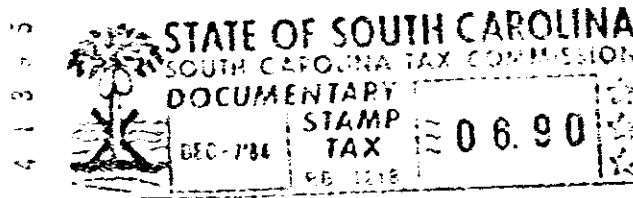
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 46 on plat of Section 2, Farmington Acres, recorded in the RMC Office for Greenville County, S.C. in Plat Book "PPP" at Page 85, and having the following metes, and bounds, according to said plat, as follows:

BEGINNING at an iron pin on the northern side of Delray Circle at the joint front corner of Lots Nos. 46 and 45 and running thence N. 37-15 W. to an iron pin; thence N. 52-45 E. 100 feet to an iron pin; thence S. 37-15 E. 155 feet to an iron pin on Delray Circle, joint front corner of Lots Nos. 46 and 47; thence along the northern side of Delray Circle S. 52-45 W. 100 feet to the point of beginning.

Being the same property conveyed to mortgagors by deed of L. M. Brown, dated August 2, 1967 and recorded in the RMC Office for Greenville County on August 3, 1967 in Deed Book 825 at Page 303.

This mortgage is junior in lien to the mortgage of Franklin D. Taylor and Lynda G. Taylor given in favor of Carolina National Mortgage Investment Co., Inc., dated August 2, 1967 and recorded in the RMC Office for Greenville County on August 3, 1967 in Book 1065 at Page 355.



which has the address of 404 Delray Circle Greenville,
(Street) (City)
South Carolina (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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