

FILED
GREENVILLE CO. S. C.

AUG 16 2 53 PM '81

DONNIE S. TANNERSLEY
R.M.C.

FIRST FEDERAL
SAVINGS & LOAN ASSN.
OF SOUTH CAROLINA

BOOK 79 1396
PAGE 1519

MORTGAGE

THIS MORTGAGE is made this 7th day of August, 1981, between the Mortgagor, William F. Taylor, Jr. and Connie R. Taylor (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 7657.83 Dollars, which indebtedness is evidenced by Borrower's note dated August 7, 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 September 1, 1991.

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:

This being the same property conveyed to the mortgagor by deed of Larry G. Shaw Builders, Inc. and recorded in the RMC office for Greenville County on March 2, 1970 in Deed book 385 at page 225.

This is a second mortgage and is Junior in Lien to that mortgage executed by William F. Taylor, Jr. and Connie R. Taylor to First Federal Savings & Loan Association which mortgage is recorded in Deed Book 385 at page 225 and recorded on March 2, 1970.

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of South Carolina 21510

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which has the address of 1001 Old Mill Road (herein "Property Address")
Greenville, South Carolina 29632

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.

SOUTH CAROLINA - 1st Edition - 6-73 - FINE PRINTING COMPANY INSTRUMENT (with amendments adding Form 20)

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