

GREENVILLE, S.C.
AUG 7 1 45 PM '79
DOWNS E. BANKERSLEY
R.M.C.

MORTGAGE

VOL 1476 PAGE 119

THIS MORTGAGE is made this 6th day of August 1979, between the Mortgagor, Carolyn R. Taylor (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Three Thousand Two Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 6, 1979 (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, 2009

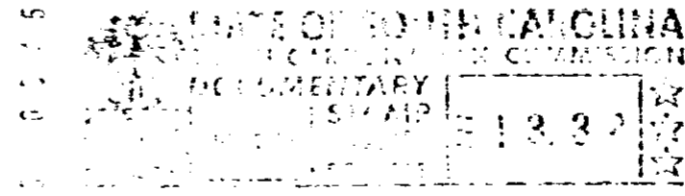
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 City of Greenville, County of Greenville, State of South Carolina, on the southeastern side of Parkins Mills Road and being known and designated as Lot No. 2 as shown on plat entitled "EAST HIGHLANDS ESTATES", dated January, 1941, prepared by Dalton & Neves, recorded in the RMC Office for Greenville County in Plat Book K at Page 78, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Parkins Mill Road at the joint front corner of Lots Nos. 1 and 2 and running thence with the common line of said Lots, S.58-37 E. 211.9 feet to an iron pin; thence S.34-13 W. 66.1 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3; thence with the common line of said Lots, N.58-37 W. 208.6 feet to an iron pin on the southeastern side of Parkins Mill Road; thence with the southeastern side of said Road, N.31-23 E. 66 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Philip A. Prince and Dawn H. Prince recorded in the RMC Office for Greenville County on August 6, 1979.

THE mailing address of the Mortgagee herein is P. O. Box 937, Greenville, South Carolina 29602.



which has the address of 303 Parkins Mill Road, Greenville, South Carolina (herein "Property Address");

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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