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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY

# MORTGAGE

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THIS MORTGAGE is made this 25th day of October, 1979, between the Mortgagor, Gail Gandy Taylor, (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand Nine Hundred Forty-Seven & 71/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 25, 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 December 1, 1996

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 tract of land in the County of Greenville, State of South Carolina, on the easterly side of Little Texas Road, containing 3.21 acres, and being shown as Tract No. 7 on plat of Tall Pines Estate, prepared by R. B. Bruce, RLS, April 12, 1976, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center line of Little Texas Road at the joint front corner of Tracts 6 and 7, and running thence with the center line of said road, N. 62-02 E. 72 feet to a point; thence continuing with the center line of said road, N. 71-18 E. 169.3 feet to a point; thence still with the center line of said road, N. 25-01 E. 83.6 feet to a point at the joint corner of Tracts Nos. 7 and 8; thence with the line of Tracts Nos. 8 and 10, S. 70-50 E. 330 feet to a point; thence with the line of Tract No. 12, S. 27-56 W. 445 feet to a point; thence with Tract No. 6, N. 47-02 W. 495.5 feet to the center line of Little Texas Road, the point of BEGINNING.

This being the same property conveyed to the Mortgagor herein by Deed of Mary E. Mappin, which Deed is dated October 25, 1979, and is to be recorded herewith in the RMC Office for Greenville County.

The Mortgagee's mailing address is 203 State Park Road, Travelers Rest, South Carolina, 29690

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which has the address of Route 4, Little Texas Road, Travelers Rest, S. C. 29690 (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 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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