



FILED GREENVILLE CO. S. C.

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FIRST FEDERAL P. O. BOX 408 GREENVILLE, S. C. 29602

MORTGAGE R.M.C.

THIS MORTGAGE is made this 28th day of August, 1980, between the Mortgagor, Sarah D. 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 Fourteen thousand and five hundred dollars and no/100----- Dollars, which indebtedness is evidenced by Borrower's note dated (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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southwestern side of East Prentiss Avenue, being known and designated as Lot 19, Block D of a subdivision known as Cagle Park according to a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book C, at Page 238, and also a small portion of Lot 20, Block D, of said subdivision as shown on plat recorded in said R.M.C. Office in Plat Book C, Page 12, and having in the aggregate, according to plats of the property of J. Randolph Taylor made by Piedmont Engineering Service on May 9, 1949 and April 21, 1954, the following metes and bounds, to wit:

Beginning at an iron pin on the Southwestern side of East Prentiss Avenue in the front line of Lot 20, Block D., which pin is 623.35 feet from the intersection of East Prentiss Avenue and August Street, and running thence S. 27-35W., 70.55 feet to an iron pin; thence S. 29-57W 20.4 feet to an iron pin; thence S. 60-03 E. 0.05 feet to an iron pin in the original joint line of Lots 19 & 20, Block D; thence with the original line of said lots, S31-57W 61.85 feet, more or less, to an iron pin on a 12 foot alley; thence with said alley, S 53-03 E. 17.2 feet to an iron pin; thence continuing with said alley,, S 61-03 E 42 feet to an iron pin at the rear corner of Lot 18, Block D; thence with the line of Lot 18, Block D, N 32-12 E, 157.1 feet to an iron pin on the Southwestern side of East Prentiss Avenue; thence with the Southwestern side of East Prentiss Avenue N. 62-47W 60 feet to an iron pin, the original joint front corner of lots 19 and 20, Block D; Thence continuing along the Southwestern side of East Prentiss Avenue , N59-27W 5.65 feet to an iron pin, the beginning corner.

This is the same property conveyed to Sarah D. Taylor by deed of J. Randolph Taylor recorded in Deed Book 921, Page 220 on July 26, 1971 and by deed of J. Randolph to Sarah Dill Taylor recorded in Deed Book 381, Page 354 on May 17, 1949.

This is second mortgage and is junior in lien to that mortgage executed by Sarah D. Taylor which mortgage is recorded in R.M.C. Office for Greenville County in Book 1410 page 547 dated Sept. 22, 1977.

which has the address of 110 E. Prentiss Avenue, Greenville, S.C. 29605

(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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