

FEB 16 4 15 PM '81

Post Office Drawer 408 DONNIE E. TAYLORSLEY
Greenville, South Carolina 29602 R.M.C.

BOOK 1532 PAGE 622

MORTGAGE

THIS MORTGAGE is made this 16th day of February,
19 81, between the Mortgagor, RONALD 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 Twelve Thousand and
No/100 (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated February 16, 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 June 1,
1982.

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 piece, parcel or lot of land situate, lying and being on the North-
western side of Darby Road, near the City of Greenville, in the County of
Greenville, State of South Carolina, and known and designated as Lot No. 25,
Section One, of a Subdivision known as Coachman Estates, plat of which is
recorded in the R.M.C. Office for Greenville County in Plat Book 4-N at Page
56, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Darby Road, at the joint
front corner of Lots Nos. 25 and 26, and running thence with the joint line
of said Lots N. 28-19 W. 150 feet to an iron pin; running thence S. 61-41 W.
80 feet to an iron pin at the joint rear corner of Lots Nos. 24 and 25; running
thence with the joint line of said Lots S. 28-19 E. 150 feet to an iron pin
on the Northwestern side of Darby Road; running thence with said Road N. 61-
41 E. 80 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein by Kenneth
L. Merritt by Deed to be recorded.

This mortgage is junior in lien to that certain note and mortgage heretofore
executed unto Aiken Loan and Security Company recorded in Mortgage Book 1227
at Page 290 in the original amount of \$18,000.00.

which has the address of Lot 25, Darby Road, Coachman Estates, Taylors,
South Carolina 29687 (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 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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