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GREENVILLE  
R.M.C.

BOOK 1431 PAGE 116

# MORTGAGE

THIS MORTGAGE is made this 7th day of September 19. 79, between the Mortgagor, David A. Taylor and Charlene W. Taylor (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-TWO THOUSAND EIGHT HUNDRED & NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 7, 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 State of South Carolina, County of Greenville, Chick Springs Township, about one mile south of the City of Greer, being known and designated as Lot No. 36 and an eastern portion of Lot No. 37 on a plat of property made by H. S. Brockman, Registered Surveyor, for the J. Waymon Smith Estate, dated May 7, 1958, recorded in the R.M.C. Office for Greenville County in Plat Book PP, page 117, and a resurvey and plat by G. A. Wolfe, Surveyor, September 22, 1964, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the south side of Douglas Street, joint corner of Lots Nos. 35 and 36, and running thence S. 18-55 W. 200 feet to an iron pin; thence N. 65-20 W. 105 feet to an iron pin; thence N. 65-20 W. 52 feet to a point near a fence; thence along the line of the fence 200 feet to Douglas Street; thence S. 65-20 E. 175 feet to the point of beginning.

This property is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s), or on the premises.

This being the same property conveyed to mortgagors by deed of B & C Construction Co., Inc. dated May 17, 1978, and recorded May 18, 1978, in Deed Book 1079 at page 434, R.M.C. Office for Greenville County; and by deed of David A. Taylor to Charlene W. Taylor dated September 7, 1979, to be recorded herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
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which has the address of 106 Douglas Street, Greer, South Carolina 29651 (herein "Property Address");

430 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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