

FILED
GREENVILLE S.C.
JUL 25 3 47 PM '83
DONNIE S. TAYLOR
R.M.C.

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602
MORTGAGE

BOOK 1317 PAGE 623

THIS MORTGAGE is made this 27th day of May, 1983, between the Mortgagor, Richard S. and Claudia G. Taylor, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 \$18,376.82 (Eighteen thousand three hundred seventy-six and 82/100-) Dollars, which indebtedness is evidenced by Borrower's note dated May 27, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 30, 1993.

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 at the eastern corner of the intersection of Lancelot Drive and Sagramore Lane, being shown and designated as Lot No. 31 on a plat of Camelot prepared by Piedmont Engineers and Architects, dated November 5, 1968, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WW at Page 46 and having to said plat the following metes and bounds, to-wit:

BEGINNING at an point on the southeastern side of Lancelot Drive at the joint front corner of Lots No.s 30 and 31, and running thence along the common line of said Lots S. 65-31 E. 64.35 feet to a point; thence S. 16-29 W. 207.0 feet to a point on the eastern side of Sagramore Lane; thence along the said Sagramore Lane N. 70-13 W. 173.4 feet to a point; thence N. 15-43 W, 29.05 feet to a point on the southern side of Lancelot Drive; thence along the said Lancelot Drive N. 38-45 E. 27 feet; thence still with Lancelot Drive N. 52-46 E. 193.6 feet to the point of beginning.

LESS, HOWEVER: A small triangular portion of Lot No. 31 previously deeded by Camelot, Inc. to Billy R. Wood and Elizabeth E. Wood by deed recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 897, Page 197, on August 28, 1970.

This being the same property conveyed to the mortgagor by deed of Jack E. Shaw Builders, Inc. and recorded in the RMC Office for Greenville County on February 8, 1974 in Deed Book 993 at Page 563.

This is a second mortgage and is Junior in Lien to that mortgage executed by Richard S. and Claudia G. Taylor to First Federal which mortgage is recorded in the RMC Office for Greenville County on February 8, 1974 in Book 1301 at Page 441.

which has the address of 502 Lancelot Drive, Simpsonville, South Carolina 29681 (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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