

Second
Home Mortgage on Real Estate
P.O. Box 1268
Greenville

DONNIE S. TANKERSLEY
R.M.C.
FILED
MAY 7 1979
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM
MORTGAGE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James A. Walden and (hereinafter referred to as Mortgagor) SEND(S) GREETING:
JoAnn Walden

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of
Thirteen thousand six hundred fifty seven and 56/100 ----- DOLLARS

(\$ 13,657.56), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is seven (7) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

All that piece, parcel or lot of land being known and designated as Lot No. 196, Section IV, of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate limits of the Town Of Simpsonville, plat of said Subdivision being recorded in the RMC Office for Greenville County in plat Book 4-H at page 24.

A more particular description of said above numbered lot may be had by reference to said plat.

The above numbered lot was conveyed to the granting corporation by deed recorded in the RMC Office for Greenville County in Deed Volume 970 at page 204.

This conveyance is made subject to the restrictive and protective covenants affecting Section IV of Subdivision known as POINSETTIA, said Restrictive and Protective Covenants being recorded in the RMC Office for Greenville County in Deed Volume 921 at page 621.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property.

This is the same property conveyed by deed of Builders & Developers, Inc., dated 4-25-73, recorded 4-25-73, in volume 973 at page 249.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all such fixtures and equipment, together with the improvements thereon, be considered a part of the real estate.

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