

FILED  
GREENVILLE CO. S. C.  
OCT 24 04 PM '79  
DONNIE LANKERSLEY  
R.M.C.

BOOK 1483 PAGE 41

## MORTGAGE

THIS MORTGAGE is made this 2nd day of OCTOBER, 1979, between the Mortgagor, RONALD K. WALKER AND APRIL D. WALKER, (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 THIRTY-THREE THOUSAND AND NO/100 (\$33,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 2, 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 November 1, 1979.....;

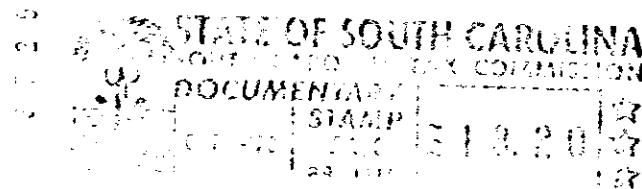
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 the buildings and improvements thereon, situate on the south side of Dellwood Drive, in the City of Greenville, in Greenville County, South Carolina, shown as Lot No. 85 on plat of property of Central Development Corp. made by Dalton & Neves, Engineers, October, 1951, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BB, at Page 22 and 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Dellwood Drive, at the joint front corner of Lots No. 84 and 85 and running thence with the line of Lot No. 84 South 10-45 East 182 feet to an iron pin; thence South 70-10 East 80 feet to an iron pin; thence North 59-27 East 52.8 feet to an iron pin; thence North 11-45 East 92.4 feet to an iron pin; thence North 11-09 East 67.6 feet to an iron pin on the south side of Dellwood Drive; thence along the south side of Dellwood Drive North 79-15 West 121 feet to the BEGINNING corner.

This is the identical lot of land conveyed the Mortgagors herein by James H. Ferguson by deed recorded herewith.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION  
Post Office Drawer 408  
Greenville, South Carolina 29602



which has the address of 509 DELLWOOD DRIVE, GREENVILLE, SOUTH CAROLINA,  
(Street) (City)  
(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 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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