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MORTGAGE OF REAL ESTATE - Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, SC

Mortgagees address: P.O. Box 10045
GREENVILLE S.C. 29603

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

S, GRAY WALSH and DEE Q. WALSH (hereinafter referred to as Mortgagor) SEND(s) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto JACK D. GRIFFETH, AS TRUSTEE OF THE WALSH BOYS TRUST (hereinafter referred to as Mortgagee), as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seventeen Thousand Eight Hundred and No/100ths (\$17,800.00) Dollars, with interest thereon from date at the rate of thirteen and one-half percent (13.5%) per annum, said principal to be repaid on or before July 15, 1994, with monthly interest payments of Two Hundred and 25/100ths (\$200.25) Dollars each, commencing August 15, 1984, with a like payment on the same date of each month thereafter until paid in full. All interest not paid when due to bear interest at the same rate as the principal; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for payment of taxes, insurance premiums, public assessments, repairs, or for other purposes necessary to protect the security of this mortgage and insure the performance of the covenants and agreements of the Mortgagor contained herein,

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 or become indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors, heirs and assigns forever, the following described property:

ALL that piece, parcel or lot of land situate, lying and being on the western side of Boxwood Lane in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 7 on plat entitled property of E. D. Sloan, dated June 19, 1955, prepared by Dalton & Neves recorded in Plat Book EE at page 135 and being described, according to said plat, more particularly, to wit:

BEGINNING at an iron pin on the western side of Boxwood Lane at the joint front corner of Lots 7 & 8 and thence along Boxwood Lane S 13-16 W 15.7 feet to an iron pin; thence continuing along said Lane S 13-47 W 91.1 feet to an iron pin at the joint corner of the within-described property and property now or formerly belonging to First Church Christ Scientist; thence along the common line of said lots N 76-13 W 127.4 feet to an iron pin at the joint corner of Lots 6 & 7; thence N 9-48 W 113.1 feet to an iron pin at the joint rear corner of Lots 7 & 8; thence along the common line of said Lots S 77-25 E 172.9 to an iron pin, the point of beginning.

DERIVATION: Deed of The Goldsmith Company recorded November 28, 1976 in Deed Book 1027 at Page 833.

Together with all and singular the improvements thereon or hereafter constructed thereon, all 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, 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 improvements, fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular, the said premises unto the Mortgagee and the Mortgagee's heirs, successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described and of the estate hereby conveyed and that he has good right and lawful authority to mortgage, grant, convey or encumber the same. The Mortgagor further covenants to warrant and defend all and singular the title to said premises unto the Mortgagee, its successors, heirs and assigns, from and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.

COVENANTS. The Mortgagor and Mortgagee covenant and agree as follows:

1. Payment of Principal and Interest. Mortgagor will promptly pay the principal and interest on the indebtedness evidenced by the said note and the principal of and interest on any future advances secured by

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