

FILED
 JUL 27 1984
 Donnie S. Tankersley

Vol 1374 p. 576

MORTGAGE

THIS MORTGAGE is made this 23rd day of July, 1984, between the Mortgagor, JOHN A. WALKER, JR. (herein "Borrower"), and the Mortgagee, CAPITOL CREDIT PLAN OF SOUTH CAROLINA, INC., a corporation organized and existing under the laws of South Carolina, whose address is 1000 North Pine Street; Spartanburg, SC 29303 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand Six Hundred Fifty-Three and 98/100 (\$11,653.98) Dollars, which indebtedness is evidenced by Borrower's note dated July 23, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 7, 1994

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 Spartanburg State of South Carolina:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, about two and one-half miles from Greenville County Court House, on the Northeast side of Hilltop Avenue, near the Franklin Road, and being known as Lot No. 45 on plat of the property of Colonia Company, made by Dalton and Neves, Engrs., September, 1925, recorded in Plat Book "G" at page 112.

This being the identical property devised to John A. Walker, Jr. by the Will of Nell Walker as shown in Estate File Apartment 1522, File 5, Probate Court for Greenville County. See also Deed Book 589 page 285, RMC Office for Greenville County.

STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 (1) DOCUMENTARY
 STAMP TAX
 JUL 27 1984
 03.51

which has the address of 114 Hilltop Avenue; Greenville, SC (City)
 (Street)
 (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 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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