

MORTGAGE

THIS MORTGAGE is made this 20th day of July, 1977, between the Mortgagor, John Edmond Walton (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ---Thirty-Three Thousand Six Hundred and NO/100---- Dollars, which indebtedness is evidenced by Borrower's note dated July 20, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on first day of July, 1977;

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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, at the intersection of the Brushy Creek Road and the Buncombe Road, near Pleasant Grove Church, having courses and distances according to survey and plat of the William N. Dillard, Jr. property by H. S. Brockman, Surveyor, dated October 9, 1952, as follows, to-wit:

BEGINNING in the center of the intersection of said road and running thence with the Brushy Creek Road, N. 42.45 E. 168 feet to a nail and stopper in center of said road; thence S. 45.10 E. 22.7 feet to a fence post on South side of said road; thence continuing a total distance on same course 176 feet to an iron pin; thence S. 54.20 W. 192 feet to a nail and stopper in the center of the Buncombe Road ( iron pin back at 19 feet); thence with the center of said road N. 35.40 W. 140 feet to the beginning corner.

ALSO, all that parcel or lot of land adjoining the above described lot beginning at center of Buncombe Road, and running with joint line of said lot N. 54-20 E. 192 feet to a pin; thence N. 32-20 E. 54 feet to a pin on back line of C. E. Slatton lot; thence S. 55-15 E. 49.8 feet to an iron pin; thence S. 8-35 E. 132.2 feet to an iron pin on line of lot formerly owned by Moss Black and Zobedia Black; thence along the former Black line S. 79-45 W. approximately 218 feet to a point in the center of Buncombe Road; thence N. 35-40 W. 47 feet to the beginning corner. This being a part of property conveyed to William M. Dillard, Jr. by deed of Moss O. Black and Zobedia Black, dated September 16, 1947, and recorded in Volume 323, page 305, in the R.M.C. Office for Greenville County.

This is that same property conveyed to mortgagor by deed of Janice D. Brown to be recorded herewith.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights-of-way appearing on the property and/or of record.

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which has the address of 205 Hammett Bridge Road, Greer, S. C. 29651 (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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