

GREENVILLE COUNTY

APR 14 1978

1428 789

**MORTGAGE**

THIS MORTGAGE is made this 14 day of April 19 78, between the Mortgagor, Gerald H. Walker and Patricia S. Walker (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of the State of S. C. whose address is 500 E. Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Nine Thousand Five Hundred & No/100ths (\$39,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 14, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2008.

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 situate, lying and being in the City of Simpsonville, County of Greenville, State of South Carolina being known and designated as Lot No. 43, Section I of a Subdivision known as Poinsettia, a plat of which is recorded in the RMC Office for Greenville County in Plat Book BBB, Page 103 and having according to said plat the following metes and bounds to wit:

BEGINNING at a point on the eastern side of Aster Drive at the joint front corner of Lots 44 and 43; and running thence with the common line of said lots, N. 76-53 E. 170.3 feet; thence S. 13-06 E. 62.3 feet; thence S. 15-08 W. 42.8 feet; thence S. 76-53 W. 150 feet to a point on the eastern side of Aster Drive; thence with the eastern side of said Aster Drive, N. 13-06 W. 100 feet to the point of beginning; being the same property conveyed to the mortgagors herein by deed of Peter J. Defronzo and Sue B. Defronzo of even date and recorded herewith in the RMC Office for Greenville County.

RECORDED  
INDEXED  
STAMP  
\$15.80

which has the address of 301 Aster Drive Simpsonville  
[Street] [City]  
S. C. 29681 (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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