

Case 10144, 5/1/88

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FILED  
GREENVILLE CO. S. C.  
MAY 29 3 46 PM '78  
DORRINE S. TANKERSLEY  
R.H.C.

BOOK 1433 PAGE 429

First Mortgage on Real Estate

# MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:   MARCUS WALKER

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Ten Thousand and No/100-----

DOLLARS (\$ 10,000.00                   ), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, 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 taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,  
May 1, 1988

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 indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being

All that piece, parcel or tract of land situate, lying and being South of Congaree Road, near the City of Greenville, County of Greenville, State of South Carolina, being a portion of Lot 6 of the Dilsey Ware Property and having, according to a plat prepared by C. C. Jones & Associates, dated February 21, 1956, entitled "Property of T. W. Graham", the following metes and bounds:

BEGINNING at an iron pin at the Northeastern corner of the premises herein described and the joint corner with property now or formerly of Graham; thence with the line of said Graham property S. 55-00 E. 158 feet, more or less, to an iron pin; thence with the line of property now or formerly of T. W. Graham S. 2-22 W. 168 feet to an iron pin in the line of property now or formerly of Eugene Walker; thence with the line of said Walker property N. 55-00 W. 216.6 feet, more or less, to an iron pin; thence N. 22-15 E. 145 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Hortense Walker, dated January 22, 1951, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 427 at page 371 on January 22, 1951, LESS a portion thereof conveyed by the Mortgagor herein to T. W. Graham by deed dated March 1, 1956, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 550 at page 362 on April 19, 1956.

TOGETHER with all the right, title and interest of the mortgagors herein in and to any and all easements and rights of way for ingress to and egress from the premises heretofore above described.

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