

POINSETT FEDERAL SAVINGS & LOAN ASSOCIATION
203 State Park Road
Travelers Rest, S.C. 29690

1437-843

FILED
GREENVILLE CO. S.C.
JUL 11 4 20 PM '78
DENNIS S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 5th day of July, 1978 between the Mortgagor, G. Herman Walker, III and Cary S. Walker (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

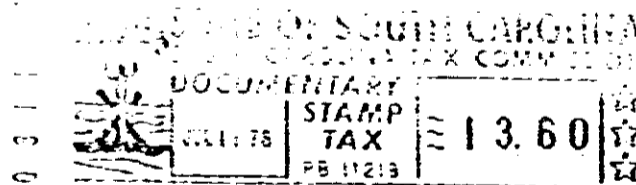
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-four Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 5, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 near Travelers Rest, in the County of Greenville, State of South Carolina and known and designated as a tract containing 3.0 acres according to plat prepared by W. R. Williams, Jr. dated June 26, 1978 entitled "Property of G. Herman Walker, III" recorded in the R.M.C. Office for Greenville County in Plat Book 6m at Page 74 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at a spike in the center of S. C. Highway #414 and running thence with the center line of said road S. 69-55 E., 159.5 feet to a spike; thence S. 77-45 E., 217.6 feet to a spike; thence running with the joint line of the within tract and property now or formerly of Walker Properties N. 3-40 E., 372.4 feet to an iron pin; thence N. 71-15 W., 317.0 feet to a point; thence S. 13-00 W., 382.4 feet to a spike in the center of S. C. Highway #414, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Walker Properties, a General Partnership recorded in the R.M.C. Office for Greenville County in Deed Book 1082 at Page 914 on the 11th day of July, 1978.



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which has the address of Highway #414 Travelers Rest,
(Street) (City)
South Carolina (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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