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SOUTH CAROLINA

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville } ss:

WHEREAS: Earl Frank Walker and Sandra Joyce D. Walker

of
, hereinafter called the Mortgagor, is indebted to
First Federal Savings and Loan Association of Greenville, S.C.

, a corporation
, hereinafter
organized and existing under the laws of The United States
called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Seventy-One Thousand and
No/100 ----- Dollars (\$ 71,000.00), with interest from date at the rate of
Eleven-One Half per centum (11.5%) per annum until paid, said principal and interest being payable
at the office of First Federal Savings and Loan Association, P. O. Drawer 408
in Greenville, S.C. 29602 , or at such other place as the holder of the note may
designate in writing delivered or mailed to the Mortgagor, in monthly installments of Seven Hundred
Three and 61/100----- Dollars (\$ 703.61), commencing on the first day of
September , 19 80 , and continuing on the first day of each month thereafter until the principal and
interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and
payable on the first day of August, 2010 ,

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated 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 being known and designated as Lot 15 of a subdivision known as River Downs according to plat thereof dated July 17, 1974 recorded in the RMC Office for Greenville County in Plat Book 4-R at pages 75 and 76 and having, according to said plat the following metes and bounds, to-wit;

BEGINNING at an iron pin on the southwestern side of Morgan Court at the joint front corner of Lots 14 and 15, running thence with the joint line of said Lots S. 65-54 W. 269.40 feet to an iron pin in the line of property of Eugene E. Hammett, thence with the rear line of Lot 15 along property of Eugene E. Hammett S. 30-02 E. 100 feet to an iron pin at the joint rear corner of Lots 15 and 16; thence with the joint line of said Lots N. 71-12 E. 270.33 feet to an iron pin on the southwestern side of Morgan Court the following courses and distances; N. 38-00 W. 17 feet N. 28-00 W. 59 feet and N. 26-33 W. 49 feet to the point of beginning.

This being the same property conveyed to the Mortgagors by deed of R. Charles Eldridge, Jr. and Diana A. Eldridge of even date to be recorded herewith.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

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