

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1511 PAGE 125

AUG 14 11 33 AM '80

THIS MORTGAGE is made this 29 day of July 1980, between the Mortgagor, Walter F. Walden (herein "Borrower"), and the Mortgagee, PALMETTO SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 305 West Main Street, Laurens, S. C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2000

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 tract of land, being comprised of 3.0 acres more or less as shown on plat of property of Walter F. Walden, prepared by J.L. Montgomery, R.L.S. recorded in the R.M.C. Office for Greenville County in plat book _____ at page _____, which plat shows the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center line of Nash Mill Road, N. 8-30 W, 300 feet to a nail and cap, thence N. 81-30 E. 435.6 feet to an iron pin; thence S. 8-30 E. 300 feet to an iron pin; thence S. 85-30 W. 435.6 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of B. O. Thomason, Jr. et al by deed recorded in the RMC Office for Greenville County in Deed Book 1029, Page 820 recorded 1/6/76.

which has the address of Nash Mill Road Fountain Inn, South Carolina 29644 (herein "Property Address");

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 seised 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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