

RENEGOTIABLE RATE
GR... 50 S.C. MORTGAGE

BOOK 1513 PAGE 291

JUN 24 AM '81

THIS MORTGAGE is made this 24th day of June 1981, between the Mortgagor, William W. Walters and Dollie A. Walters (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

under the laws of the State of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is 201 North Main Street, Anderson, South Carolina 29621 (herein "Lender"). This mortgage includes a renegotiable rate mortgage rider which is hereby incorporated by reference and made a part hereof.

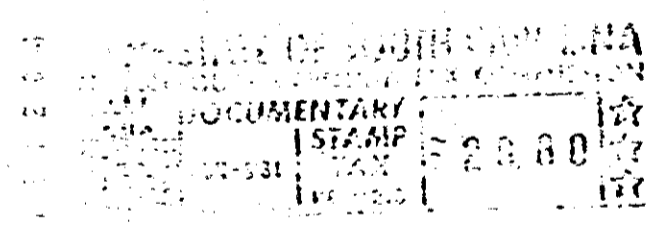
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Two Thousand and No/100 (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2011, further providing for renewals at intervals of every 3 years with adjustments to interest rates and monthly payments of every renewal; with final maturity on 7/1/11 at which time the balance of indebtedness, if not sooner paid, shall come due and payable.

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 State of South Carolina, County of Greenville, being shown and designated as Lot 426 on plat of Sugar Creek, Map 3, Section 2 recorded in the R.M.C. Office for Greenville County in Plat Book 7X, Page 2 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Creekside Road at the joint corner of Lots 426 and 427 and running thence along the common line of said Lots N. 39-02 W., 152.57 feet to an iron pin; thence along the rear of Lot 426 N. 46-49 E., 100.26 feet to an iron pin at the joint rear corner of Lots 425 and 426; thence along the common line of said lots S. 39-02 E., 159.81 feet to an iron pin on the northwestern side of Creekside Road; thence along Creekside Road S. 50-58 W., 100 feet to an iron pin, being the point of beginning.

This is the same property conveyed to the mortgagors by deed of Cothran & Darby Builders, Inc. recorded in the R.M.C. Office for Greenville County on June 5th, 1981, in Deed Book 1143 Page 434



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which has the address of Lot 426, Creekside Road, Greenville, 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 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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