



MORTGAGE

BOOK 1584 PAGE 186

THIS MORTGAGE is made this 8th day of February 1982, between the Mortgagor, Thomas W. Walpool and Joyce H. Walpool (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty thousand, five hundred, ninety-four and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 8, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 15, 1987

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 Spartanburg State of South Carolina:

ALL that piece, parcel or tract of land in Spartanburg County, State of South Carolina, located near Liberty Hill M. E. Church on the eastern side of S.C. Road 42-171 and being shown on plat of property made for John D. McClimon by Wolfe & Huskey, Inc., dated April 27, 1976 and having the following courses and distances, to wit:

BEGINNING at a nail and cap in center of S. C. Road S 42-171 corner of Liberty Hill M. E. Church and runs thence along the center of a dirt road that runs by church property, S. 44-18 E., 213 feet to bend in said dirt road; thence still with said road S. 79-13 E., 80 feet, thence N. 68-22 E., 100 feet to stake; thence leaving said dirt road and running S. 50-03 E., 98.4 feet to old iron pin; thence N. 69-41 E., 164.4 feet to R. R. Spike in another County Road (old pin set back 35.6 feet from center of road on line); thence along center of another County Road, S. 23-52 E., 211.2 feet to pin in center of road; thence leaving said road and running thence S. 04-30 W., 791.6 feet to iron pin by Oak Stump, at or near last mentioned road; thence N. 85-30 W., 541 feet to a branch; thence up branch, the branch the line the following courses and distances; N. 42-18 W., 204.5 feet, N. 48-00 W., 100 feet, W. 32-38 W., 112 feet, N. 22-38 E., 136 feet, N. 10-43 E., 215 feet, N. 41-46 W., 180.1 feet to a nail and cap in center of S. C. Road S. 42-171; thence with the center of S. C. Road S. 42-171, N. 44-52 E., 165 feet and N. 40-33 E., 230.1 feet to the beginning corner and containing 17.43 acres, more or less, Property conveyed subject to road right of ways and easements and restrictions of record, if any.

This is the same property conveyed by deed of John D. McClimon to Thomas W. Walpool and Joyce H. Walpool, dated 6/3/76, recorded 8/9/76, in Volume 43Y, at Page 408, in the RMC Office for Greenville County, SC.

which has the address of Route 5, Liberty Hill Greer SC (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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