



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 16,680.00

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THIS MORTGAGE is made this 19th day of October, 1984, between the Mortgagor, Ronald E. Walker (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand Sixty Eight and 83/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 19, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1-23-85.

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 situate, lying and being in the Chick Springs Township near the City of Greenville, State of South Carolina, known and designated as Lot No. Sixty-Four (64) as shown on plat of property prepared by Dalton & Neves, Engineers, entitled "Wade Hampton Terrace", recorded in Plat Book KK, Page 15, in the RMC Office for Greenville County South Carolina, being more fully described as follows:

BEGINNING at an iron pin located at the intersection of Edwards Road and Richbourg Drive at the northeast corner of said intersection, thence running N. 57-09 E. 181.1 feet to an iron pin; Thence continuing along said line N. 60-49 E. 50.2 feet to an iron pin located at or near the center of the west fork of Brushy Creek; Thence with the run of said branch as the line, turning and running N. 57-53 W. 125.9 feet to an iron pin at or near the center of said branch; Thence running with the center of said branch N. 85-49 W. 103.3 feet to an iron pin and S. 83-22 W. 52.1 feet to an iron pin on Richbourg Drive; Thence continuing along Richbourg Drive S. 15.53 E. 35.4 feet to an iron pin; Thence S. 21.19 E. 167.4 feet to the POINT OF BEGINNING.

This is that same property conveyed by deed of Theodore J. Meyer and Jean Meyer to Ronald E. Walker and Carmel A. Walker dated June 2, 1978 and recorded June 9, 1978 in Deed Volume 1080 at Page 774 in the RMC Office for Greenville County, South Carolina.

This being the same property bequeathed to Ronald E. Walker by Carmel A. Walker (her 1/2 undivided interest) who died testate April 13, 1981 recorded in Apt. # 1656 File # 16.

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which has the address of 1001 Edwards Road, Greenville, SC 29615 (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 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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