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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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JOHNIE R.M.C. SLEY

WHEREAS, JAMES I. WALKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto IRIS JANNETTE GUTHRIE

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

forty-eight thousand and no/100----- Dollars (\$ 48,000.00) due and payable

as therein set forth to-wit: in one hundred and twenty equal and consecutive monthly installments of \$400 each beginning July 1, 1983

with interest thereon XXXXX after maturiatyhe rate of twelve per centum per annum, to be paid: with the next payment

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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 and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and shown on plat of property of James I. Walker dated July 1983 and made by Carolina Surveying Company, R. V. Bruce, R.L.S. #1952 which plat is of record in the RMC Office for Greenville County, South Carolina in Plat Book 9-Z at page 20 to which reference is hereby made for a metes and bounds description of the five (5) acres, more or less, land affected by and included in this mortgage.

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This is a portion of the property devised to grantor by Brucie Walker as shown by Apartment 695, File 29 in the office for the Probate Court for Greenville County, South Carolina.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

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The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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