

FILED
GREENVILLE CO. S. C.
APR 16 9 57 AM '79
DONNIE S. TANKERSLEY
R.H.C.

7-1-1082

vol 1453 p 196

MORTGAGE

THIS MORTGAGE is made this 12 day of April, 1979, between the Mortgagor, Kenneth E. Walker (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Four Thousand, Four Hundred and no/100 (\$34,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 1979 (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, 2008;

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 with the buildings and improvements thereon situate, lying and being in Chick Springs Township, County and State aforesaid, being shown as Lot # 5 on revised plat of "Rosewood Park" dated November 9, 1959, recorded in Plat Book TT at Page 39, RMC Office for Greenville County S. C. and having according to said plat the following metes and bounds,

BEGINNING at an iron pin at the joint front corner of Lots 4 and 5 on the west side of Idonia Drive; thence with the joint line of said lot S. 81-30 W. 159.4 feet to an iron pin; thence S. 3-39 E. 100 feet to an iron pin; thence N. 79-57 E. 145 feet to an iron pin on the west side of said Drive; thence with said street as the line N. 4-22 E. 99.2 feet to point of beginning.

Being part of the property conveyed to mortgagor by deed of Henry Vaughn, et al dated February 10, 1978 and recorded on February 13, 1979 in Deed Book 1073 at Page 576, RMC Office for Greenville County.

WITNESSES:

Julia B. Spencer
William S. Lewis

800

JUL 9 1981

REC'D
APR 12 1981
GCTO
2 APR 16 1979
2 APR 16 1979
932
226

Lot #5 Idonia Drive, Taylors, S. C. 29687
(City)
(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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA THINC UNIFORM INSTRUMENT

2.0001
3.5001