

FILED
GREENVILLE CO. S. C.

USL—FIRST MORTGAGE ON REAL ESTATE

APR 21 3 44 PM '71

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OLLIE FARNSWORTH
R. M. C.
MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: Kenneth E. Walker and Ruby L.

Walker

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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 Twenty-Nine Thousand Four Hundred and no/100----- DOLLARS (\$ 29,400.00), with interest thereon from date at the rate of seven and one-half (7 1/2) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, lying on the northern side of Kenilworth Drive, being shown and designated as Lot No. 43 on a Plat of Sheet 1 of Kingsgate, dated January 9, 1969, prepared by Piedmont Engineers and Architects, Registered Surveyors, recorded in the R.M.C. Office for Greenville County in Plat Book WW, page 44, and having, according to said plat, the following courses and distances, to wit:

BEGINNING at an iron pin on the northern side of Kenilworth Drive, the joint front corner of Lots Nos. 42 and 43, and running thence with the common line of said lots N. 16-52 W. 196.3 feet to an iron pin on or near a creek; thence with the creek as the line N. 69-40 E. 128.2 feet to an iron pin at the joint rear corner of Lots 43 and 44; thence with the common line of Lots 43 and 44, S. 16-00 E. 201.1 feet to an iron pin on the northern side of Kenilworth Drive; thence with the northern side of said Drive N. 73-45 E. 92.1 feet and N. 66-12 E. 32.9 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed from Piedmont Land Co., Inc., to be recorded herewith in the R.M.C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.