

GREENVILLE CO. S. C.

AUG 16 3 02 PM '72

BOOK 1245 PAGE 267

USL—FIRST MORTGAGE ON REAL ESTATE ELIZABETH RIDDLE
R.M.C.

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

Anthony M. Walker, Jr. (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-three Thousand Seven Hundred and 00/100-----
DOLLARS (\$ 23,700.00), with interest thereon from date at the rate of eight (8%)
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 being shown and designated as Lot 107 on a plat of Colonial Hills, Section 3, prepared by Piedmont Engineers & Architects, dated May 7, 1965, and recorded in the office of the Clerk of Court for Greenville County in Plat Book BBB, page 91, and having the following boundaries and measurements, to wit: Beginning at an iron pin on the Northern side of Woodleigh Drive, joint front corners lots 107 and 108 and running thence N 02° 52' E for a distance of One Hundred Fifty-seven and 4/10 (157.4') feet to a point; thence N 22° 01' E for a distance of Seventy-two and 6/10 (72.6') feet to a point; thence N 57° 11' E for a distance of Fifty-eight and 8/10 (58.8') feet to a point; thence S 43° 35' E for a distance of Eighty-eight (88') feet to an iron pin at joint corner with lot 106; thence S 15° 24' W for a distance of Two Hundred Eleven and 3/10 (211.3') feet to an iron pin on the Northern side of Woodleigh Drive; joint corner lots 106 and 107; thence along the Northerly side of Woodleigh Drive N 82° 40' W for a distance of Ninety (90') feet to the point of beginning.

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.