

MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: Jones A. Walker and

Shirley W. 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 Three Thousand Five Hundred and no/100

DOLLARS (\$ 3,500.00); with interest thereon from date at the rate of Seven & 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 and containing 4.15 acres and being located on a surfact treated road, (now known as Hammet Road) about 100 yards from Brushy Creek Road near Enoree Road and one mile east of Brushy Creek Baptist Church in Chick Springs Township, and being shown on plat of property of Marion M. and Lucille D. Bishop, prepared by H. S. Brockman, dated May 7, 1953, and recorded in Plat Book)) at Page 238, and having the following courses and distances, to-wit:

BEGINNING at a nail in the center of said road at the corner or property now or formerly of R. L. Wade and running thence along the Wade line, S. 28-30 W. 530 feet to an iron pin; thence continuing with the line of property of R. L. Wade, S. 50-20 E. 240 feet to a stone; thence S. 65-00 E. 207 feet to an iron pin in a poplar stump near a branch; thence N. 3-50 E. 133 feet to an iron pin; thence N. 19-38 E. 260 feet to an iron pin in old road; thence N. 21-15 W. 165 feet to a nail in road; thence with center of road N. 41-00 W. 230 feet to an iron pin at the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed from Bobby C. Jones and Carolyn D. Jones dated October 20, 1967, recorded in the R.M.C. Office for Greenville County in Deed Book 831, Page 194.

This mortgage is second and junior in lien to that first mortgage recorded in the R.M.C. Office for Greenville County in Mortgage Book 1210, Page 168. This loan is made for the purpose of obtaining proceeds for construction purposes for improvements to the property described herein.

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.