

REC'D MAR 22 1973
COMP. [initials]
First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

MAR 25 2 28 PM '73

DONNIE S. TANKERSLEY
R.I.C.

MORTGAGE



BOOK 1270 PAGE 581

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 SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Ten Thousand and No/100 DOLLARS (\$ 10,000.00), with interest thereon at the rate of 7 3/4 per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 10 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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

All that certain piece, parcel or lot of land situate, lying and being on the southwestern side of Hammett Road in the County of Greenville, State of South Carolina, being a portion of the property shown on a plat recorded in the RMC Office for Greenville County in Plat Book OO at Page 238 entitled "Property of Marion M. and Lucille D. Bishop," said property being shown as a one-acre tract on an amendment to the above referenced plat dated February 16, 1973, and having, according to said amended plat, the following metes and bounds, to-wit:

BEGINNING at a nail and stopper in the center of a surfaced road (Hammett Road), which nail and stopper is located S. 14-00 E. 230 feet from a nail and stopper in the center of said surfaced road (Hammett Road) at the corner of property now or formerly of R. L. Wade, and running thence S. 45-30 W. 260 feet to a point; thence S. 44-24 E. 246.3 feet to a point in the line of property now or formerly of Bell; thence N. 19-38 E. 217 feet to an iron pin in an old road; thence N. 21-15 W. 165 feet to the point of beginning.

Also, all of that certain triangular strip of land located between the center line of the surfaced road (Hammett Road) shown on the above referred to plat and the property herein described, being more particularly described as follows:

BEGINNING at a nail and stopper in the center of the surfaced road (Hammett Road) which nail and stopper is located S. 41-00 E. 230 feet from a nail and stopper in the center of said surfaced road (Hammett Road) at the corner of property now or formerly of R. L. Wade, and running thence S. 21-15 E. 165 feet to an iron pin in an old road and on the line of a creek or branch; thence down the meanders of said creek or branch as the line to a point in the center of said surfaced road (Hammett Road); thence along the center of said surfaced road (Hammett Road) 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.