

203 State Park Road
Travelers Rest, S. C. 29690

1425 373

MORTGAGE

THIS MORTGAGE is made this 7th day of March, 1978, between the Mortgagor, Emil J. Walker, Jr. and Sharon G. Walker (herein "Borrower"), and the Mortgagee, **POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest**, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand Eight Hundred Fifty-One and 66/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1997.

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 piece, parcel or lot of land situate, lying and being on the western side of Bridwell Road, near the City of Greenville, in the County of Greenville, State of South Carolina, and shown as a .65 acre tract on the Greenville County Block Books, and known as Tract 18, Block 1, Sheet 500.4, School District 367, and has the following metes and bounds, to wit:

BEGINNING at an iron pin twenty-five feet west of the center of Bridwell Road, at the corner of property now or formerly of Rice Estate, and running thence S. 36-15 W., 150 feet to an iron pin; running thence S. 40-15 E., 178.6 feet to an iron pin; running thence S. 44-10 E., 148 feet to an iron pin on the western side of Bridwell Road; running thence with said road, N. 40-50 W., 200 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Billy H. Grumbles and Georgia D. Grumbles, of even date, to be recorded herewith.

which has the address of Rt. 4, Bridwell Road, Travelers Rest, S. C. 29690 (herein "Property Address");
(Street) (City) (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.

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