

FILED
GREENVILLE CO. S. C.

MORTGAGE

LEATHERWOOD, WALKER, TODD & MANN

JUN 14 4 24 PM '79

THIS MORTGAGE AGREEMENT is made this 14th day of June 1979, between the Mortgagor, Charles R. Walker and Reda W. Walker (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

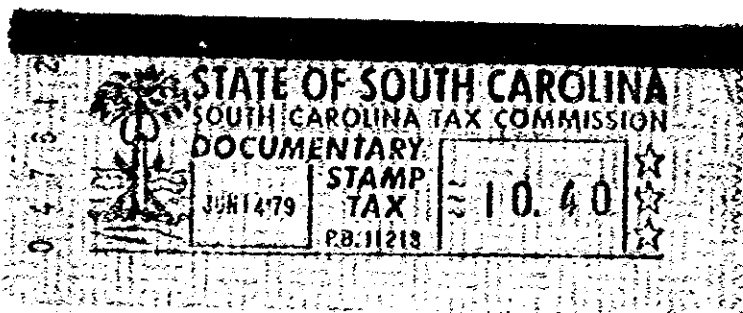
WHEREAS Borrower is indebted to Lender in the principal sum of Twenty-six Thousand and No/100 (\$26,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 14, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2004;

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 lot of land situate in Greenville County, South Carolina, Kingsbury Way, being shown as Lot No. 11 on Plat of Section II of Canterbury Hills, made by Piedmont Engineering and Architects, March 19, 1964, recorded in the R.M.C. Office for Greenville County in Plat Book XX, Page 191, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Kingsbury Way at the joint front corner of Lots 10 and 11 and running thence along the line of Lot 10, S. 70-56 W. 155.9 feet to an iron pin; thence S. 18-50 E. 100 feet to an iron pin; thence N. 70-37 E. 169.1 feet to an iron pin on Kingsbury Way; thence along Kingsbury Way, N. 26-30 W. 100 feet to the beginning corner.

Being the same property acquired by Mortgagors herein by deed of Conway Guest, dated June 14, 1979, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1104, at Page 799 the same date.



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which has the address of _____ (Street) _____ (City) _____ (herein "Property Address"); _____ (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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