

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

REC'D... S.C. APR 23 4 03 PM '80 H.M.C. WALKER'SLEY

THIS MORTGAGE made this 22nd day of April, 19 80

by G. HERMAN WALKER, III

(hereinafter referred to as "Mortgagor") and given to DANIEL B. HUNT and JULIE R. HUNT

(hereinafter referred to as "Mortgagee"), whose address is 44 Rushmore Drive, Greenville South Carolina, 29615

WITNESSETH:

THAT WHEREAS, G. Herman Walker, III is indebted to Mortgagee in the maximum principal sum of Eight Thousand Seven Hundred Seventy-Two and 41/100 Dollars (\$ 8,772.41), which indebtedness is evidenced by the Note of G. Herman Walker, III of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 60 months after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 8,772.41 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, on the Northeastern side of Stamey Valley Road near Marietta, being shown as an 8.40 acre tract on plat entitled "Property of Wilson Farms, Inc.", prepared by W. R. Williams, Jr., Engineer/Surveyor, dated April 14, 1975, and revised December, 1976, recorded in the RMC Office for Greenville County in Plat Book 5-X at Page 6 and having, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Stamey Valley Road and running thence along the centerline of said road N. 27-52W., 150 feet to a nail and cap; thence N. 32-35 W., 50 feet to a nail and cap; thence N. 39-15 W., 50 feet to a nail and cap; thence N. 44-15 W., 50 feet to a nail and cap; thence N. 48-01 W., 50 feet; thence N. 52-17 W., 50 feet; thence N. 58-16 W., 150 feet to a nail and cap in the center of Stamey Valley Road; thence leaving Stamey Valley Road and running along a creek, the center of which is the line, the following traverses and distances, to-wit: N. 60-04 E., 188.9 feet; N. 54-27 E., 211.6 feet; N. 41-30 E., 235.9 feet and N. 5-19 E., 93 feet to an iron pin at the joint corner of this tract and a 5.11 acre tract; thence running with the joint line of said property S. 63-49 E., 393.4 feet to an iron pin; thence S. 10-18 W., 434.5 feet to an iron pin; thence S. 86-48 W., 97.7 feet to an iron pin; thence S. 48-50 W., 415.1 feet to a nail and cap in the center of Stamey Valley Road, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Daniel B. Hunt and Julie R. Hunt recorded in the Greenville County RMC Office in Deed Book 1124 at Page 518 on April 23, 1980.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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RECORDED IN THE COUNTY OF GREENVILLE SOUTH CAROLINA DEED BOOK 1124 PAGE 518

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