

GREENVILLE, S.C. FILED

FEB 2 8 43 AM '81

MORTGAGE

THIS MORTGAGE is made this 31st day of January, 1981, between the Mortgagor, WILLIAM A. WALLS (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five Thousand and no/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 31, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1996

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 located on NW/s of Walnut Street, being Lots #70 and #71, according to plat (#2), of property of Overbrook Land Company, made by R. B. Dalton, Engineer, 1922 and being more particularly described as follows:

BEGINNING at an iron pin on NW/s of Walnut Street at the joint corners of Lots #69 and #70; thence S. 51-32 W. along Walnut Street 120 feet to an iron pin; thence N. 37-58 W. 203 feet to an iron pin on 15 foot alley; thence N. 40-33 E. 105 feet along said alley to iron pin; thence S. 42-28 E. 224 feet to an iron pin on NW/s Walnut Street, point of beginning.

LESS HOWEVER:

A 5' wide strip along the eastern edge of lot 70 previously conveyed to Edna L. Richer Cartrette recorded in Deed Book 820 at page 355.

This is the same property conveyed to the mortgagor herein by deed of William W. Goodlett et al. dated January 31, 1981 to be recorded herewith.

which has the address of 27 Walnut Street Greenville, SC (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 seized 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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