

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DOONIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, KENNETH E. WALKER & JONES A. WALKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto South Carolina National Bank

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Three Hundred, Thirty Five Thousand and no/100 - - - - -

Dollars (\$335,000.00) due and payable

Interest only from date until March 4, 1975 at the rate of 9-3/4 per cent, which interest shall be payable quarterly; thereafter, commencing April 4, 1975 in equal monthly installments of \$ each on the fourth day of each succeeding month, and with the entire unpaid principal balance and interest due and owing March 4, 1980.

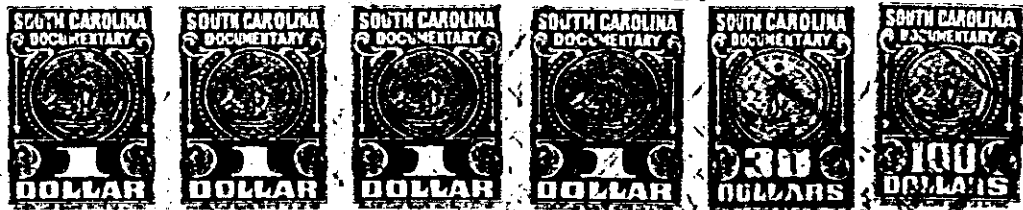
as set forth in promissory note of even date with interest thereon from date at the rate of / per centum per annum, to be paid as set forth in said note

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Greenville containing 2.86 acres, more or less, situate, lying and being on the southwest side of Interstate Highway I-385 and on the northwest side of the Congaree Road and having according to a recent plat and survey entitled "Property of Kenneth E. Walker, et al" prepared by Campbell and Clarkson, RLS, dated February 28, 1974, (which plat is to be recorded herewith), the following metes and bounds, to-w it:

Beginning at an iron pin on the southwestern edge of the right-of-way for Interstate Highway I-385, which pin is just north of the edge of Congaree Road; and running thence along the southwestern edge of said right-of-way for said interstate highway N. 46-05 W. 507.1 feet to an iron pin; thence continuing along the edge of said interstate highway and crossing two old iron pins, N. 46-05 W. 702.5 feet to an iron pin in the line of said right-of-way and at the corner of property now or formerly of Redmond; thence S. 44-12 W. 80.4 feet to an old iron pin at the corner of property now or formerly of Woods; thence along line of property now or formerly of Woods, Bailey, et al S. 43-34 E. 1133.3 feet to a point in the center of the Congaree Road, which point is 34.85 feet S. 43-34 E. from an iron pin near the edge of said Congaree Road; thence along said Congaree Road N. 80-19 E. 66 feet to a point in said road; thence from said point and crossing the edge of said road N. 71-16 E. 75 feet to an iron pin; thence N. 65-03 E. 11 feet to point of beginning.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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