

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

Mar 28 12 30 PM '11

DENISE S. TAYLOR

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. Keith Walker and Frances A. Walker

BOOK 1308 PAGE 537

(hereinafter referred to as Mortgagor) is well and truly indebted unto

The Palmetto Bank, Laurens, South Carolina, its successors and assigns

(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

thirty-four thousand and no/100----- Dollars (\$34,000.00) due and payable

one year from date

with interest thereon from date at the rate of 8% per centum per annum, to be paid annually

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, the Mortgagee's heirs, 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, on the western side of Buckingham Road in the City of Greenville, designated as Lot 228 and the southern half of Lot 229 as said lots are shown on a plat of Gower Estates, prepared by R. K. Campbell, Surveyor, dated December, 1961, recorded in the RMC Office for Greenville County in Plat Book XX, Pages 36 and 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Buckingham Road at the joint front corner of Lots 227 and 228 and running thence with the common line of said lots N. 76-41 W. 175 feet to an iron pin; thence N. 13-19 E. 146.8 feet to a point in the rear line of Lot 229; thence a new line through Lot 229 S. 76-41 E. 175 feet to a point on the western side of Buckingham Road; thence with the western side of said Buckingham Road S. 13-19 W. 146.8 feet to an iron pin, the point of beginning.

It is understood and agreed that the within mortgage shall constitute a first mortgage lien on the property herein described and shall secure the above referred to promissory note and any renewals or extensions of said note until the same has been paid in full.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.

LEATHERWOOD, WALKER, TODD & MANN

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