

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

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

WHEREAS, **Mattie Lee Walker**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **B.P. Edwards, Inc.**

(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

**Eight thousand and no/100- - - - - Dollars (\$ 8,000.00 ) due and payable in monthly payments of One hundred One and 35/100- -(101.35) per month, the first payment being due one month from date hereof**

with interest thereon from **date** at the rate of **nine** per centum per annum, to be paid:

**Interest to be paid first and principal second**

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:

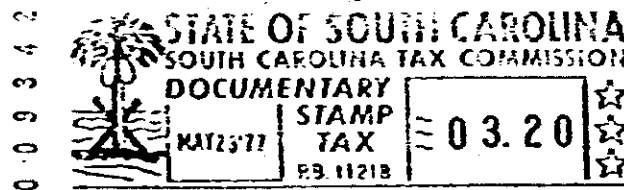
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, City of Greer, lying on the north side of Oakland Avenue (formerly Old Chick Springs Road) beginning at an iron pin on said Oakland Avenue at corner of B. P. Edwards, Inc. lot and runs thence N 16° 55' E. 98.4 feet to pin, corner of B. P. Edwards, Inc. lot, thence with line of B. P. Edwards, Inc. lot, S 78° 20' E. 65 feet to pin on Forest Street, corner of B. P. Edwards, Inc. thence with Forest Street S 11° 40' W. 74.55 feet to point on Forest Street, thence with said Forest Street S 16° 17' W. 50 feet to point on Oakland Avenue, thence with Oakland Avenue N 57° 29' W. 74 feet to point of beginning.

This is a portion of the same property conveyed to B. P. Edwards, Inc. by Deed from Vance E. Edwards, Thalia E. Morris, Betty E. McKinney, Vera E. Burnette, Luna E. Hilliard, and Alvin B. Edwards, as sole heirs of Benjamin Perry Edwards, deed dated the 1st day of December, 1976, and recorded in the office of the R. M. C. for Greenville County in Vol. 1051 at page 434.

This is the same property conveyed to me this date by deed from B. P. Edwards, Inc., deed to recorded herewith,

649249  
026 W. NO 59  
026 W. NO 59  
250 M  
12 M



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.

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