

FILED
GREENVILLE CO. S. C.

BOOK 1437 PAGE 818

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 11 2 25 PM '78
CONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CLAY ANDREW WALKER and BERTHA B. WALKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto LEROY CANNON AND GEORGE BANKS, And
Alline Cannon and Shelby J. Banks

(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

One Thousand Five Hundred & No/100----- Dollars (\$ 1,500.00) due and payable

In equal monthly installments of \$31.14 per month, beginning May 1, 1978,
and continuing for five years at nine (9%) percent interest.

with interest thereon from May 1, 1978 at the rate of 9% per centum per annum, to be paid: Monthly

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:

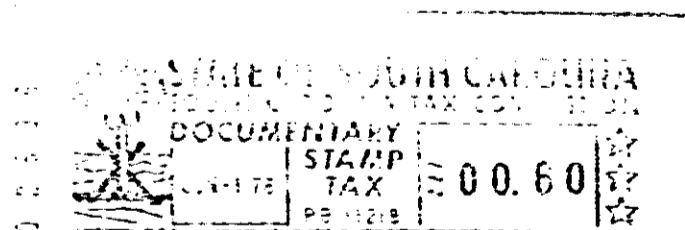
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, according to a plat of Charles K. Dunn and T. Craig Keith Associates, prepared October 18, 1976, containing 1.61 acres on Goodwins Bridge Road, and having according to said plat the following metes and bounds, to-wit:

BEGINNING in the center of Goodwins Bridge Road, and running thence with the center line of said Road, N. 22-19 W. 280 feet; thence continuing N. 13-30 W. 250.5 feet; thence leaving the center of said Road, N. 70-15 E. 130 feet to an old stone; thence with Old Goodwin Bridge Road the following metes and bounds, S. 57-28 E. 115.07 feet to an iron pin; thence continuing S. 10-35 E. 84 feet to an iron pin; thence S. 0-2 W. 100 feet to an iron pin; thence S. 31-05 W. 105 feet to an iron pin; thence S. 00-35 W. 210 feet to an iron pin; thence S. 64-34 W. 14.5 feet to the center line of Goodwins Bridge Road, the beginning corner.

THIS IS A PURCHASE MONEY MORTGAGE.

This being the same property conveyed unto the Grantors herein by deed recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1080 at page 234, being recorded June 1, 1978.

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158



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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