

Mortgagee's Address:  
28 South Poinsett  
Travelers Rest, S.C. 29690

BOOK 1445 PAGE 403

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE, CO. S. C. MORTGAGE OF REAL ESTATE  
SEP 25 9 07 AM '78  
DONNIE S. TANKERSLEY  
C.H.C.

WHEREAS, Frank A. Walker and Gloria A. Walker

(hereinafter referred to as Mortgagor) is well and truly indebted unto Evelyn Lucile McKinney and Vivian McKinney Sanderson

(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 -----

Seven Thousand and No/100----- Dollars (\$ 7,000.00 ) due and payable

as per the terms of said note;

with interest thereon from date at the rate of nine per centum per annum, to be paid: as per the terms of 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, in Highland Township, on the southern side of Hart Road, being 5.6 acres as appears by plat prepared by Terry T. Dill, Reg. L.S. No. 104, dated September 13, 1978, which plat is recorded in the RMC Office for Greenville County in Plat Book 6-7 at Page 74, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Hart Road at the intersection of Hart Road and S.C. Highway 414, and running thence down the center of Hart Road the following metes and bounds: N 08-30 E 60 feet to an iron pin; thence N 35-04 E 70 feet to an iron pin; thence N 45-29 E 100 feet to an iron pin; thence N 32-41 E 80 feet to an iron pin; thence N 19-17 E 362 feet to an old iron pin in the center of Hart Road; thence S 00-30 E 80 feet to an old iron pin at the southeast corner of property now or formerly owned by Highland Church of God; thence continuing S 00-30 E 1,198 feet to an iron pin on the edge of S.C. Highway 414; thence running along the right of way of said highway S 61-15 W 170 feet to an iron pin; thence, still with the right of way of S.C. Highway 414, S 80-30 W 70.8 feet to an iron pin, the point of beginning

This being the identical property conveyed to the mortgagors herein by deed of the mortgagees, to be executed and recorded of even date herewith.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
STATE TAX  
F.S. 11213  
\$ 02.00

OC 19 1 SEP 26 78 906

2.5101

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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