

STATE OF SOUTH CAROLINA
COUNTY OF Greenville MORTGAGE OF REAL ESTATE

In consideration of advances made and which may be made by Sacramento Financial Corporation
Lender to **John A. Walker Jr & Emma L. Walker** Borrower (whether one or more) aggregating **Twenty seven thousand** Dollars
(\$ **27,000.00**) evidenced by note(s) dated **January 12, 1979** hereby expressly made a part hereof and to secure, in
accordance with Section 4555, Code of Laws of South Carolina (1962), (1) all existing indebtedness of Borrower to Lender (including, but
not limited to the above described advances), evidenced by promissory notes and all renewals and extensions thereof (2) all future advances that may
subsequently be made to Borrower by Lender, to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebt-
edness of Borrower to Lender now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future
advances, and all other indebtedness outstanding at any time not to exceed **Fifty thousand** Dollars
(\$ **50,000.00**), plus interest thereon, attorneys fees and court costs, with interest as provided in said note(s), and costs including a
reasonable attorneys fee of not less than ten per centum of the total amount due thereon and charges as provided in said note(s) and herein, the under-
signed Borrower does hereby mortgage, grant and convey to Lender, and by these presents does hereby grant, bargain, sell convey and mortgage, in fee
simple, unto Lender, its successors and assigns the following described property:

ALL THAT CERTAIN PIECE, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville and being known and designated as Lot #7 of a subdivision known as County Club Estates, according to a plat thereof prepared by Dalton and Neves, dated October, 1926 and recorded in the R.M.C. Office for Greenville County in Plat Pook G at pages 190 and 191, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Douglass Drive at the joint front corner of Lots 6 and 7 and running thence with the joint line of said lots, N. 23-30 W. 150 feet to an iron pin; thence N. 66-38 E. 50 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence with the joint line of said lots, S. 23-30 E. 150 feet to an iron pin on the northern side of Douglass Drive; thence with Douglass Drive, S. 66-38 W. 50 feet to the point of beginning; being the same conveyed to me by James W. Melton and Ann B. Melton by deed dated October 2, 1977, and recorded in the R.M.C. Office for Greenville County in Deed Vol. 956 at page 584. AND ALSO

ALL THAT CERTAIN PIECE, parcel or lot of land situate, lying and being on Douglas Drive in the City of Greenville, County of Greenville, State of South Carolina and being shown and designated as lot A on a plat by Webb Surveying and Mapping Co., dated August, 1978, and recorded in the Office of Mesne Conveyances for Greenville County in plat Book 6W at Page 67. Reference is made to the aforementioned plat for a more complete and accurate description of said lot.

LEGAL DESCRIPTION CONTINUED ON PAGE 2

Together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including re-
placements or additions thereto, shall be deemed to be and remain a part of the property covered by this mortgage, and all of the foregoing together
with said property, or the leasehold estate if this mortgage is on a leasehold estate referred to as the property

TO HAVE AND TO HOLD all ends upon the said property unto Lender and Lender's successors and assigns forever

Borrower covenants that he is lawfully seized of the premises herein above described in fee simple absolute for such other estate, if any, as is stated hereinbefore, that he has good right and lawful authority to sell, convey, mortgage or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except as hereinafter stated:

Deed dated November 6, 1974 Volume 1099 Page 757 1st Mortgage Aiken-Speir
Deed dated August 30, 1978 Volume 1099 Page 678 NONE

Borrower further warrants and does hereby bind himself, his heirs, executors, administrators and assigns to warrant and forever defend all and singular the premises as herein conveyed unto the Lender, his heirs, assigns and against the same with all lawful claims claiming the same or any part thereof

Borrower further covenants and agrees as follows:

1 That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note(s) at the time and in the manner therein provided. The Lender may collect a late charge not to exceed an amount equal to **lessor of \$5.00 or five** per centum of any installment which is not paid within **ten** days from the due date thereof to cover the extra expense involved in handling delinquent payments

2 That this mortgage shall secure the Lender for such further sums as may be advanced hereafter at the option of the Lender for the payment of taxes, insurance premiums, public assessments, repairs or other expenses pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Borrower by the Lender, and that all such advances shall bear interest at the same rate as the mortgage and shall be payable on demand of the Lender unless otherwise provided in writing

3 That he will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Lender against loss by fire and other hazards, in such amounts as may be required by the Lender, and in companies acceptable to the Lender, and that he does hereby assign to the Lender all such policies, and that all such policies and renewals thereof, at the option of the Lender, shall be paid by it and have attached thereto loss payable clauses in favor of, and in form acceptable to, the Lender

4 That he will keep all improvements now existing or hereafter erected, on the mortgaged property, in good repair and should he fail to do so, the Lender may, at its option, enter upon said premises, make whatever repairs are necessary, and charge the expense for such repairs to the mortgage debt

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