

State of South Carolina )

Mortgage of Real Estate

County of GREENVILLE

FILED GREENVILLE CO. S. C.

THIS MORTGAGE made this 31st day of FEB 1 3 40 PM '80 January 19 80

by ELIZABETH W. WALKER DONNIE S. TANKERSLEY B.M.C.

(hereinafter referred to as "Mortgagor") and given to AZILE C. TUCKER

(hereinafter referred to as "Mortgagee"), whose address is c/o Post Office Box 10207, F.S., Greenville, South Carolina, 29603

WITNESSETH:

THAT WHEREAS, Elizabeth W. Walker is indebted to Mortgagee in the maximum principal sum of Fifty-One Thousand and No/100 Dollars (\$ 51,000.00), which indebtedness is evidenced by the Note of Elizabeth W. Walker of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is January 31, 1995 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 51,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land, located, lying and being in the County of Greenville, City of Greenville, State of South Carolina, being designated as the Northern one-half of Lot 41 of Section B, of property of Stone Land Company, according to plat dated June 4, 1909, recorded in the Greenville County RMC Office in Plat Book A at Page 337 through 345, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeastern corner of the intersection of Randall Street and Townes Street and running thence, along the Southeastern edge of Randall Street S. 85-13 E., 100 feet to an iron pin at the corner of Lot 43; thence, along the line of said lot S. 1-41 W., 100 feet to an iron pin; thence running N. 85-13 W., 100 feet (a new line) to a point on the Eastern edge of Townes Street; thence, along Townes Street N. 1-41 E., 100 feet to an iron pin at the Southeastern corner of the intersection of Randall Street and Townes Street, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Azile C. Tucker (formerly Azile C. Cope) recorded in the Greenville County RMC Office in Deed Book 1120 at Page 6 on the 31st day of January, 1980.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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