

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
BOOK 1512 PAGE 773

FILED
AUG 28 8 54 AM '80
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Luther Walker

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
Piedmont, S.C.

(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

Nine thousand one hundred and twenty and no/100----- Dollars (\$ 9,120.00) due and payable in one hundred twenty (120) monthly payments of \$136.19 each, to be applied first to interest with balance to principal, the first of these being due on September 15, 1980 with a like amount due on the 15th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 13 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

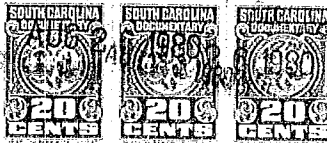
ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being located on the northwestern side of a dirt road and having, according to plat entitled " Survey for J. M. Garrison ", dated April 4, 1968, prepared by Carolina Engineering & Surveying Company, the following metes and bounds, to - wit :

BEGINNING at a point in the center of dirt road, which point is located S. 13-08 W. 230 feet from center line of County Road and running thence with the center line of said dirt road S. 13-08 W. 200 feet to a point ; thence with property of Garrison S. 88-28 W. 200 feet to a point ; thence continuing with property of Garrison N. 13-08 E. 200 feet to a point ; thence continuing with line of Garrison N. 88-28 E. 200 feet to a point in the center of dirt road, the beginning corner, containing 0.92 acres, more or less.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect the above described property .

This is the same property conveyed to Luther Walker by deed of J. M. Garrison dated April 20, 1968, recorded in the Office of R. M. C. for Greenville County in Book 842 of Deeds, Page 547.

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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 such 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.