

Mortgagor's Address:  
Mr. & Mrs. Kyle R. Walker  
204 Old Mill Road  
Taylors, South Carolina 29687

**MORTGAGE**

FILED  
S. C.  
SEP 29 PM '81  
1560 PAGE 896  
M. L. WATERSLEY

THIS MORTGAGE is made this 31 day of December 1981, between the Mortgagor, Kyle R. Walker and Shirley C. Walker (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THOUSAND FOUR HUNDRED AND NO/100 (\$30,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 31, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2012;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on Old Mill Road, being shown as Lot No. 63 on plat of Edwards Forest Heights recorded in Plat Book 000, at Page 89, and being more fully described as follows:

BEGINNING at an iron pin on the northeastern side of Old Mill Road, joint front corner of Lots 64 and 63 and running thence with the joint line of said lots, N. 37-54 E. 181.5 feet to the joint rear corner of said lots and 59; thence with the rear line of Lot 59, N. 42-42 W. 87.5 feet to an iron pin; thence with the line of Lots 61 and 62, S. 51-53 W. 175.3 feet to Old Mill Road; thence with said road, S. 38-07 E. 75.5 feet; thence continuing with Old Mill Road, S. 45-04 E. 54.5 feet to the point of beginning.

This being the same property conveyed unto the Mortgagors by deed of Daniel D. Musselman and Ellen H. Musselman, executed and recorded with even date herewith.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
FEDERAL TAX  
12 16

which has the address of 204 Old Mill Road, Taylors, South Carolina 29687 (Street) (City) (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, 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 replacements and 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) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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