LONG, BLACK & GASTON

Amount Financed $8,426.77

FILED
GREENVILLE CO. S. C.
AUG 31 11 31 AM '82
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1579 PAGE 189

WHEREAS, I, WALTER H. WALKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK

(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 ELEVEN THOUSAND, EIGHT HUNDRED FORTY and 64/100 ---------- Dollars ($ 11,840.64) due and payable

according to the terms of the note of even date herewith for which this mortgage stands as security

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, near the City of Greenville, on the westerly side of Westview Avenue, being known and designated as Lot No. 26, Block 2, on plat of Section A, Parkvale, Property of Noland Meyers Estate, et al., as recorded in the RMC Office for Greenville County, S. C. in Plat Book K, Page 52, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Westview Avenue, said pin being the joint front corner of Lots 25 and 26, and running thence with the common line of said lots, N. 89-0 W. 364 feet to an iron pin in the center of a branch; thence with the center of said branch, the traverse line being N. 15-57 E. 71.1 feet to an iron pin, the joint rear corner of Lots 26 and 27; thence with the common line of said lots, S. 89-0 E. 359 feet to an iron pin on the westerly side of Westview Avenue; thence with the westerly side of Westview Avenue, S. 12-0 W. 70 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Uldrick Construction Co., Inc., dated January 19, 1966, and recorded January 20, 1966, in the RMC Office for Greenville County in Deed Book 790 at Page 378.

STAMP

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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