

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602

AUG 16 5 38 PM '83
DONNIE S. ...
R.M.C.

1021 10342

MORTGAGE

THIS MORTGAGE is made this 1st day of July, 1983, between the Mortgagor, William A. Walls, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$7,230.25 (Seven Thousand Two Hundred Thirty and 25/100 --- Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 30, 1989.....;

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 piece, parcel or lot of land located on NW/s of Walnut Street, being Lots #70 and #71, according to plat (#2), of property of Overbrook Land Company, made by R. B. Dalton, Engineer, 1922 and being more particularly described as follows:

BEGINNING at an iron pin on NW's of Walnut Street at the joint corners of Lots #69 and #70; thence S. 51-32 W. along Walnut Street 120 feet to an iron pin; thence N. 37-58 W. 203 feet to an iron pin on 15 foot alley; thence N. 40-33 E. 105 feet along said alley to iron pin; thence S. 42-28 E. 224 feet to an iron pin on NW/s Walnut Street, point of beginning.

This being the same property conveyed to the mortgagor by deed of William W. Goodlett and Anne Glenn Cunningham and recorded in the RMC Office for Greenville County on February 2, 1981 in Deed Book 1141 at Page 829.

This is a second mortgage and is Junior in Lien to that mortgage executed by William A. Walls which mortgage is recorded in RMC Office for Greenville County on February 2, 1981 in Book 1531 at Page 350.

which has the address of 27 Walnut Street, Greenville, S. C. 29607

(herein "Property Address");

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 seized 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.