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(#6531)

MORTGAGE OF REAL ESTATE - Hill, Wyatt & Bannister, Greenville, S.C.

FILED  
GREENVILLE  
OCT 31 1983  
DONOR

BOOK 1631 PAGE 379

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BENNY H. WALKER and NANCY G. WALKER

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto WILLIAM L. LACHER and DANA B. LACHER (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 Fifty One Thousand Three Hundred Sixty-eight and 64/100 DOLLARS (\$ 51,368.64 ) with interest thereon from date at the rate of per centum per annum, said principal and interest to be repaid as follows:

AS EVIDENCED BY NOTE OF EVEN DATE HEREWITH

RECEIVED  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
STAMP  
20.56

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel, or lot of land situate, lying, and being near the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot #40, Section I, on Plat of Lake Forest, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG, at Page 17, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Lake Fairfield Drive, joint corner with Lot #41, and running thence along Lake Fairfield Drive, N. 57-18 E. 143.2 feet to an iron pin; thence around the curve of the intersection of Lake Fairfield Drive and Shenandoah Drive, the chord of which is S. 87-10 E. 40.6 feet to an iron pin on Shenandoah Drive; thence along Shenandoah Drive, S. 51-37 E. 90 feet to an iron pin at the corner of Lot #39; thence along the line of Lot #39 S. 28-00 W. 161.9 feet to an iron pin; thence N. 51-30 W. 198.3 feet to an iron pin on Lake Fairfield Drive, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of the Mortgagees herein of even date herewith to be recorded.

This mortgage is junior and subordinate to that certain mortgage given by Harold L. Orlich to Cameron-Brown Company in the original amount of \$35,000.00 dated and recorded November 12, 1971, in the RMC Office for Greenville County, S. C. in Mortgage Book 1213, at page 241.

Any default on that certain mortgage covering the above described premises given by Harold L. Orlich to Cameron-Brown Company recorded November 12, 1971, in Mortgage Book 1213, at Page 241, at the election of the Mortgagees, shall constitute a default of the within mortgage.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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