

MORTGAGEE'S ADDRESS:
101 East Washington Street
P.O. BOX 1268
Greenville, S. C. 29602

\$17,510.54 ACTUAL AMOUNT FINANCED

FILED
APR 25 4 15 PM '84
GREENVILLE S.C.
SOUTH CAROLINA

VOL 1639 PL 200

THIS MORTGAGE is made this 25th day of April, 1984, between the Mortgagor, Robert N. Walker and Rebecca R. Walker (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-three thousand five hundred forty-six and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1994

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 or lot of land, with all improvements thereon, lying, being and situate in the State of South Carolina, County of Greenville, Fairview Township and in the Town of Fountain Inn, at the northeasterly corner intersection of Gault and Givens Streets, being known and designated as part of Lots No. 25 and 26, on a plat of the Property of J. W. Givens, made by W. A. Adams, Surveyor, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book E, at page 281, and having according to a more recent plat thereof entitled "Survey for Blake P. and David H. Garrett", dated April 14, 1960, made by W. N. Willis, Engineer, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeasterly corner intersection of Givens and Gault Streets, and running thence along Gault Street N. 26-15 E. 75 feet to an iron pin; thence S. 63-45 E. 100 feet to an iron pin; thence S. 26-15 W. 75 feet to an iron pin; thence N. 63-45 W. 100 feet to an iron pin, the beginning corner.

Derivation: Deed Book 1211, Page 186 - Francis M. Sullivan, et. al
4/25/84

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
APR 25 84 STAMP TAX 07.04
55.1123

which has the address of 103 Gault Street, Fountain Inn, South Carolina 29644 (herein "Property Address");
[Street] [City]
[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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