

MORTGAGE

ESCROW

LOAN NUMBER 210001362

Vol 1004 44583

THIS MORTGAGE is made this 25th day of MAY 1984, between the Mortgagor, WILLIAM W. WALTERS AND DOLLIE A. WALTERS (herein "Borrower"), and the Mortgagee, FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 900 ROOSEVELT PARKWAY, CHESTERFIELD, MISSOURI 63017 (herein "Lender").

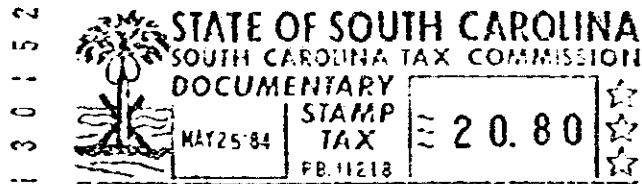
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY TWO THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated MAY 25, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MAY 25, 1999.

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, with the buildings and improvements thereon, lying and being on the northwesterly side of Creekside Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 426 on plat entitled "Map 3, Section 2, Sugar Creek", recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X at Page 2, and being further shown on a more recent plat by Freeland & Associates, dated May 10, 1984, entitled "Property of William W. Walters and Dollie A. Walters", and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Creekside Road, said pin being the joint front corner of Lots Nos. 426 and 427, and running thence with the common line of said lots, N.39-02 W. 152.57 feet to an iron pin at the joint rear corner of Lots Nos. 426 and 427; thence N. 46-49 E. 100.26 feet to an iron pin at the joint rear corner of Lots Nos. 425 and 426; thence with the common line of said lots, S. 39-02 E. 159.81 feet to an iron pin on the northwesterly side of Creekside Road; thence with the northwesterly side of Creekside Road, S. 50-58 W. 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Cothran & Darby Builders, Inc., dated June 3, 1981, and recorded June 5, 1981, in Greenville County Deed Book 1149 at Page 434



which has the address of 113 CREEKSIDE ROAD GREENVILLE SO. CAROLINA 29651 (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 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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