



MORTGAGE Documentary Stamps are figured on the amount financed: \$ 5,436.12

THIS MORTGAGE is made this 1st day of May 1984 between the Mortgagor, Robert E. Walker and Veronica J. 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 Six Thousand Six Hundred Ninety One Dollars and 32/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 1, 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, 1987.

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 situate in the State of South Carolina, County of Greenville, on the northeastern side of Chatham Drive, being known and designated as Lot No. 257, as shown on a plat of Augusta Acres, recorded in the R.M.C. Office for Greenville metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Chatham Drive, at the joint front corner of Lots 256 and 257, and running thence with the common line of said Lots N. 81-47 E. 227.1 feet to an iron pin; thence running S. 3-57 E. 100.3 feet to an iron pin at the joint rear corner of Lots 257 and 259; thence with the common line of Lots 257, 258 and 259 S. 81-47 W. 219.6 feet to an iron pin on the northeastern side of Chatham Drive; thence with the line of said Chatham Drive N. 8-13 W. 100 feet to the point of beginning.

This conveyance is made subject to such easements, rights-of-way, and restrictions of record of as appear on the premises.

This being the identical property conveyed to William W. Barnett Jr. and Donna J. Barnett by deed from Chester C. Evans, dated and recorded September 29, 1972, in the R.M.C. Office for Greenville County, S. C., in Deed Book 956 at page 475, and by deed from William W. Barnett, Jr. to Grantor herein dated August 16, 1975, recorded September 5, 1975, in afore-said office in Deed Book 1023 at page 740.

Derivation: This is the same property conveyed by deed of Donna J. Barnett to Robert Eugene and Veronica J. Walker, dated 4-11-78, recorded 4-12-78, in volume 1076 at page 971 of the RMC Office for Greenville County, SC.

which has the address of 107 Chatham Drive, Greenville, South Carolina 29605 (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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