

GREENVILLE CO. S. C.

MAR 29 12 39 PM '76

**MORTGAGE**  
DONNIE S. PARKER SLEY  
R.M.C.

BOOK 1333 PAGE 400

THIS MORTGAGE is made this 25th day of March 1976, between the Mortgagor, Guy D. Walton and Gladys F. Walton (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is 500 East Washington Street, Greenville, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand and No/100ths (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 25, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2001.

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, situate, lying and being on the western side of Wakefield Court in the County of Greenville, State of South Carolina and being more particularly described as Lot #15 as shown on a plat of Section 1, Carter's Grove Subdivision, prepared by Dalton & Neves, dated August 1974, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "4-R" at Page 99, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Wakefield Court joint front corner of Lot 15 and 16 and running thence with the joint line of said two lots N 50-23 W 141.7 feet to an iron pin; thence S 4-06 W 175 feet to an iron pin, joint rear corner of Lot 15 and 14; thence with the joint line of said two lots S 85-54 E 125 feet to an iron pin on the western side of Wakefield Court; thence with the western side of Wakefield Court N 4-06 E 41.6 feet to an iron pin; thence with the curve of the cul-de-sac of Wakefield Court, N 6-19 W 52 feet to an iron pin, the point of beginning.



which has the address of Lot 15 Wakefield Court, Greenville, South Carolina (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.

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