

COUNTY OF GREENVILLE }
James D. Casteel
River Falls Box 277
Clematis, S.C. 29661
S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.H.C.

WHEREAS, Walker Properties, a General Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto James D. Casteel

(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 Thirty-five Thousand Two Hundred and No/100

Dollars (\$ 35,200.00) due and payable

DUE AND PAYABLE in six equal annual installments of principal of \$5,028.57 and a seventh installment of \$5,028.58, together with interest on the unpaid balance at the rate of seven (7) percent.

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced 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 successors and assigns:

ALL that piece, parcel or tract of land situate, lying and being near Marietta, in the County of Greenville, State of South Carolina and is shown as a 52.2 acre tract, more or less, on plat prepared by C. O. Riddle, RLS dated June 16, 1977 recorded in the R.M.C. Office for Greenville County in Plat Book 6E at Page 30 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin in a Dirt Road at the joint corner of the within tract and property now or formerly of Sanders and running thence N. 39-22 W., 132.25 feet to an iron pin; running thence S. 51-12 W., 110.5 feet to an iron pin in the line of property now or formerly of William S. Youngblood and Judy L. Youngblood and running thence with the joint line of said property and property now or formerly of T. Walter Brashier N. 51-09 W., 2,021.3 feet to a point; thence N. 31-57 E., 489.5 feet to a point; thence N. 35-31 W., 210.8 feet to a point passing a large boulder to the center of N. Saluda River; running thence along said river the following courses and distances: N. 72-07 E., 109.7 feet; N. 44-04 E., 219.8 feet; N. 61-19 E., 347 feet; S. 87-52 E., 130.6 feet; N. 76-53 E., 130 feet; N. 64-11 E., 159.3 feet and N. 79-23 E., 167.5 feet to a point; thence leaving said river and running with the joint line of property now or formerly of John A. and Opal R. Lane S. 15-09 E., 1,750.5 feet to an iron pin at an old stone; running thence S. 1-59 E., 677.16 feet to an iron pin in a Dirt Road, point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of James D. Casteel recorded in the R.M.C. Office for Greenville County on the 7th day of July, 1977 in Deed Book 1060 at Page 38.

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BY

-----continued on attached schedule-----

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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