

OF GREENVILLE CO. S. C.

Foster & Richardson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGEE: Greenville Educators Federal Credit Union
P.O. Box 2611, Sta. A.
Greenville, S. C. 29607

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: B. A.

78-506

WHEREAS, We, William Lloyd Walker and Mary R. Walker

hereinafter referred to as Mortgagor) is well and truly indebted unto Greenville Educators Federal Credit Union,

hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seven thousand and No/100----- Dollars (\$ 7,000.00) due and payable

Beginning at an iron pin on the western side of Arbutus Trail at the joint front corner of Lot 42 and the southwestern portion of Lot 43 and running thence along the common line of said Lots N. 52-32 W. 131 feet to an iron pin; thence N. 4-07 W. 20.8 feet to an iron pin; thence along a new line through the said Lot 43 S. 72-26 E. 129.7 feet to an iron pin on the western side of Arbutus Trail; thence along the said Arbutus Trail S. 16-29 W. 64 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Carolina Construction Co., Inc. recorded simultaneously herewith.

This mortgage paid in full and satisfied this 1st day of August, 1982.

GREENVILLE EDUCATORS FEDERAL CREDIT UNION
Witness: *[Signature]*

Together with all and singular rights, tenements, and appurtenances thereto in anywise by law or otherwise attaching and of all the rents, issues, and profits which may now or hereafter accrue or be had thereon, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intent of the parties hereto that if such fixtures and appurtenances, 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 Mortgagee covenants that it is lawfully seized of the premises hereinafter 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 particularly herein. The Mortgagee further covenants to warrant and defend the same against all claims and demands whatsoever made by any person against the Mortgagee and all persons whomsoever lawfully claiming the same in any way or otherwise.

The Mortgagee further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee in 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, rebates 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 favor acceptable to the Mortgagee, and that it will pay all premiums thereon when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize such 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.

4328-1743