

GREENVILLE CO. S. C.

DEC 29 4 21 PM '75

DONNIE S. TANKERSLEY

R.H.C.

MORTGAGE

(Participation)

1358 829

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This mortgage made and entered into this 18th day of December 1975, by and between RALPH C. BRUNER and JOYCE D. BRUNER (hereinafter referred to as mortgagor) and BANKERS TRUST OF SOUTH CAROLINA

(hereinafter referred to as mortgagee), who maintains an office and place of business at Greenville, South Carolina.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville State of South Carolina, known and designated as Lot No. 42, Oakwood Acres, as shown on a plat recorded in the RMC Office for Greenville County in Plat Book "MM" at Page 135, and being more particularly described as follows:

BEGINNING at an iron pin on the southern edge of Oakwood Avenue, the joint front corner of Lots 41 and 42, and running thence S. 35-38 E. 175 feet to an iron pin; thence S. 54-22 W. 90 feet to an iron pin; thence N. 35-38 W. 175 feet to an iron pin; thence N. 54-22 E. 90 feet to the point of BEGINNING.

This Mortgage is junior in lien to that certain mortgage given by mortgagors herein to First Federal Savings & Loan Association recorded in Mortgage Book 1352, Page 21, RMC Office for Greenville County, South Carolina.

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated December 18, 1975, in the principal sum of \$255,000.00, signed by James E. Creech, in behalf of Creech Metal Fabricators, Inc.

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