

Mortgagee's mailing address: Route 6, Forrester Drive, Greenville, S.C. 29607

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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Hal B. Buchanan and Maria H. Buchanan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ben C. Sanders

(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

Six Thousand, Nine Hundred Seventy Six and 68/100--Dollars (\$ 6,976.68) due and payable

\$5,000.00 together with interest is due and payable one year from date and the balance of \$1,976.68 together with interest thereon is due and payable in full eighteen months from date, together

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

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:

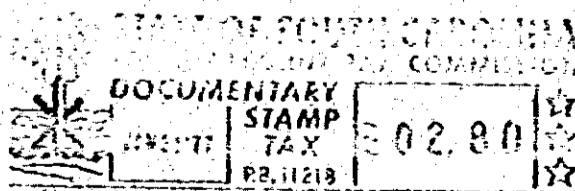
*ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 105, Devenger Place, Section II, as shown on plat thereof prepared by Dalton & Neves Co., Engineers, dated October, 1973, which plat is of record in the RMC Office for Greenville County, S. C., in Plat Book 5-D, Page 8 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Longstreet Drive, joint front corner of Lots 104 and 105 and running thence with the joint line of said Lots S. 63-35 W. 185.9 feet to an iron pin at the rear corner of Lot 87; thence with the rear line of Lot 87, S. 33-49 E. 90 feet to an iron pin at the joint rear corner of Lots 105 and 106; running thence with the joint line of said Lots N. 63-49 E. 172.3 feet to an iron pin on the southwestern side of Longstreet Drive; thence with Longstreet Drive N. 25-54 W. 60.7 feet to an iron pin; thence continuing with said Drive N. 23-33 W. 29.3 feet to the point of beginning. This being the same property conveyed to the mortgagors by mortgagee of even date and to be recorded herewith.

This is a junior mortgage and is inferior to the lien of that certain mortgage executed by Ben C. Sanders to First Federal Savings and Loan Association of Greenville, S. C. dated June 27, 1975 and recorded June 30, 1975 in the RMC Office for Greenville County in Mortgage Book 1342 at Page 856.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 all and singular the claims, demands, suits, actions, judgments, decrees, orders, and proceedings of all and singular the persons, firms, corporations, and entities, whether known or unknown, claiming or claiming to have any right, title, or interest in the premises hereinabove described.

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