

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, ROGER D. HEMBREE AND MARY B. HEMBREE

(hereinafter referred to as Mortgagor) is well and truly indebted unto **SHELBY JEAN BUSLER**

RT. 2 - BOX 360
MARIETTA, S.C. 29661

(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 -----

THREE THOUSAND TWO HUNDRED AND NO/100THS-----Dollars (\$3,200.00----) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of FIVE (5%) per centum per annum, to be paid: MONTHLY.

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 Greenville, in Bates Township, containing one (1) acre, more or less, located 317 feet West of Keeler Mill Road, and having the following courses and distances, to-wit:

BEGINNING at a n & c in the center of Keeler Mill Road at the joint corner with property of H. Duncan, and running thence along the center of said Road S. 29-15 W. 50 feet to a n & c; thence along a new line N. 74-36 W. 317 feet to an iron pin; thence S. 29-15 W. 168.7 feet to an iron pin; thence N. 74-36 W. 208.7 feet to an iron pin; thence N. 29-15 E. 218.7 feet to an oip and stone at the Leonard T. Lee corner; thence along the Lee line S. 77-51 E. 324.9 feet to an ip at the Duncan corner; thence along the Duncan line S. 74-36 E. 200.8 feet to the beginning corner in the center of Keeler Mill Road.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of Shelby Jean Busler dated August 17, 1977, and thereafter filed for record on August 18, 1977, in the RMC Office for Greenville County in Deed Book 1062 at Page 950.

THIS Mortgage being junior in rank to a certain Mortgage given by the Mortgagors on August 17, 1977, in favor of Travelers Rest Federal Savings and Loan Association, in the original amount of \$18,500.00. Said Mortgage was duly filed for record in the RMC Office for Greenville County in Mortgage Book 1407 at Page 427.

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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 the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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