(Participation)

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This mortgage made and entered into this 30th day of November 19 77 , by and between RALPH C. BRUNER and JOYCE D. BRUNER

BANKERS TRUST OF SOUTH CAROLINA (hereinafter referred to as mortgagor) and

(hereinafter referred to #5

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 (3) of the following described property situated and being in the County of Greenville South Carolina, on the northwestern side of Oakwood Avenue near the City of Greenville, and being known and designated as Lot No. 31 of a subdivision known as ~ w§ Oakwood Acres, plat of which is recorded in the R.M.C. Office for Greenville County in the Plat Book MM at Page 135; said lot having such metes and bounds as shown thereon.

This Mortgage is junior in lien to that certain mortgage given by Ralph C. Bruner and Joyce D. Bruner to First Federal Savings and Loan in the amount of \$ 30,400.00 and recorded in the R.M.C. office for Greenville County in Mortgage Book Hill at page 398 and recorded on October 31, 1977.

This being the same property conveyed to Ralph C. Bruner and Joyce D. Bruner by Deed of Brooks C. Preacher, Jr. and Mary L. Preacher recorded in Deed Book 105? at Page 514 on October 31, 1977.

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 breein 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 apputtenances 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, bowever, that the mortgagor shall be estitled to the possession of said property and to collect and retain the reats, issues, and profits until default bereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever

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 , signed by James E. Creech in the principal sum of \$ 255,000.00 in behalf of Creech Metal Fabricators, Inc.

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