

Carolina Federal Savings & Loan Association
500 East Washington Street
Greenville, South Carolina

1427 (A-363)

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Christopher Bueker ----- (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Thirty-seven Thousand and No/100 -----
DOLLARS (\$ 37,000.00 -----), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the southern side of East Washington Street in the City of Greenville, County of Greenville, State of South Carolina and known and designated as 704 East Washington Street, being shown as Lot No. 4, Block 3 on plat of Boyce Property made by A. W. Edens, January 30, 1901, recorded in Deed Book 22 at Page 935 and according to a more recent survey prepared by Carolina Surveying Co. recorded in the R.M.C. Office for Greenville County in Plat Book 64 at Page 38, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East Washington Street at the joint corner of the within described lot and property now or formerly of Greenville Board of Realtors and running thence S. 31-14 W., 181.8 feet to an iron pin; thence N. 72-18 W., 60.1 feet to an iron pin at the joint rear corner of this lot and property now or formerly of Virginia A. Potter; running thence with the joint line of said property N. 28-08 E., 170.6 feet to an iron pin on the southern side of East Washington Street; running thence along the southern side of said street S. 71-50 E., 70 feet to an iron pin, point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Nellie Mae Simpson Owen and Elizabeth Simpson Clement recorded in the R.M.C. Office for Greenville County in Deed Book 1073 at Page 932 on the 21st day of February, 1978.