

Second
Mortgage on Real Estate

By 1268, N. W. Hill, Sr.

DONNIE S. TANKERSLEY
R.M.C.
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ron Buhrmaster and Kathy
Buhrmaster

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Three Thousand Eight Hundred Fourteen Dollars and 92/100----- DOLLARS

(\$ 3,814.92), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is Three (3) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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,

ALL that certain piece, parcel or lot of land, situate, lying and being on the northern side of Aspenwood Drive, in the Town of Simpsonville, County of Greenville, State of South Carolina, being shown and designated as Lot 205 on a Plat of Westwood, Section 3, recorded in the RMC Office for Greenville County in Plat Book 4N at Page 30 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Aspenwood Drive at the joint front corner of Lots 204 and 205 and running thence with the common line of said lots, N. 00-21 W., 140 feet to an iron pin; thence N. 89-39 E., 86 feet to an iron pin at the joint rear corner of Lots 205 and 206, thence with the line of Lot 206, S. 00-21 E., 140 feet to an iron pin on the northern side of Aspenwood Drive; thence with said Aspenwood Drive, S. 89-39 W., 86.0 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above property.

This is the same property conveyed to the grantors herein by deed of Charles C. and Carol S. Anderson recorded in the R.M.C. Office for Greenville County on March 22, 1978, in Deed Volume 1075 at Page 764.

As part of the consideration the grantee herein assumes and agrees to pay the balance due on that certain mortgage held by Collateral Investment Company recorded in the RMC Office for Greenville County in Mortgage Book 1346 at Page 497 in the original amount of \$24,000.00 and having a current balance of \$23,423.95.

This is the same property conveyed to the grantors herein by deed of Robert S. Buhrmaster and Marsha M. Buhrmaster recorded in the R.M.C. Office for Greenville County on January 25, 1979, in Deed Volume 1096, Page 7.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered as real estate.



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