AFFIDAVII FILED MARCHBANKS, CHAPMAN, BROWN & HARTER, P. A., 111 TOY STREET, GREENVILLE, S. C. 29603 MORTGAGE OF REAL ESTATE -300x1480 PAGE413

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

The second section is

(SEP 12 4 10 PH '79 MORTGAGE OF REAL ESTATE DONNIE OF TANKERSER ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

David A. Junker and Carol C. Junker

have executed and delivered unto Southern Bank & Trust Co.

(hereinafter referred to as Mortgagor) সক্ষমতা ক্ষা প্রসাধ কর্মার সামান

Powdersville Family

their individual guaranty of payment on note of / Practice, P. A.

herein by reference, inches wares

guaranteeing full payment and performance of a loan between mortgagee and Powdersville Family Practice, P.A., the terms of which are incorporated herein by reference; said loan is evidenced by a promissory note in the amount of \$75,000.00

with interest thereon from

date

at the rate of 11.835

per centum per annum, to be paid: As provided in

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the said note. 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 the buildings and improvements thereon, lying and being on the southerly side of Roberta Drive, near the City of Greenville, South Carolina, being known and designated as Lot No. 64 on plat of Cherokee Forest, Section 3, as recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book QQ at Pages 36 and 37 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Roberta Drive, said pin being the joint front corner of Lots 63 and 64 and running thence with the common line of said lots S. 15-58 W. 209.2 feet to an iron pin, the joint rear corner of Lots 63 and 64; thence N. 73-45 W. 102 feet to an iron pin, joint rear corner of Lots 64 and 65; thence with the common line of said lots N. 16-44 E. 220.6 feet to an iron pin on the southerly side of Roberta Drive; thence with the southerly side of Roberta Drive, S. 61-52 E. 56.3 feet to an iron piu; thence continuing with said drive, S. 74-02 E. 44 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Wyatt A. Granger, Jr. and Susan Greene Granger dated June 29, 1977, and recorded in the R.M.C. Office for Greenville County in Deed Book 1059 at Page 522.

The property described in the within mortgage and other properties included in mortgages of same date are to secure the lien described hereinabove.

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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 such 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 Mostgagor 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.