

First Federal Savings & Loan Assn.
of Spartanburg, S.C.
380 E. Main St. Spartanburg, S.C. 29304

MORTGAGE

VOL 1051 PAGE 995

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THIS MORTGAGE is made this 13th day of March 1984, between Mortgagors, Jeffrey E. Buettner and D. Gayle Buettner R.H.C. (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SPARTANBURG, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 380 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Nine Thousand Two Hundred and No/100 (\$79,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 13, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1st, 2014;

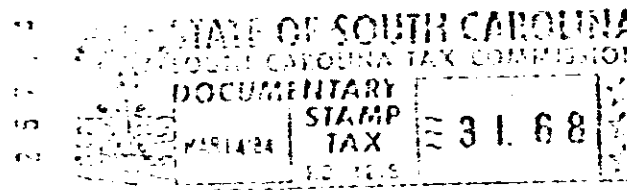
TO SECURE TO LENDER (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any further advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof therein "Future Advances". Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that piece, parcel or tract of land containing 7.62 acres, more or less, with all buildings and improvements, situate, lying and being at the south-western corner of the intersection of a County Road with Hammond Road, in Fairview Township, Greenville County, South Carolina, near the Town of Simpsonville, being shown on a Plat of the Property of H. N. Hammond, Jr., made by C. O. Riddle, Surveyor, dated February 2, 1980, and having according to a plat of a survey for Jeffrey E. Buettner and D. Gayle Buettner, made by C. O. Riddle, Surveyor, dated March 7, 1984, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center line of the intersection of a County Road with Hammond Road, at the corner of property now or formerly owned by Robert Vaughn, et al, and running thence along the center of Hammond Road the following courses and distances: S. 0-34 W. 120.2 feet to a nail and cap; S. 6-43 E. 90.6 feet to a nail and cap, and S. 8-53 E. 367.9 feet to a nail and cap; thence a new line through other property owned by H. N. Hammond, Jr., S. 75-44 W. 481.4 feet to an iron pin near a stream; thence along the line of property now or formerly owned by E. T. Bootle, Jr., N. 8-30 W. 410.7 feet to an iron pin; thence N. 80-46 W. 33 feet to an iron pin near a stream; thence with a branch as the line opposite property now or formerly owned by Mildred H. Faber, the traverse line of which is N. 16-02 W. 325.5 feet to a point on a County Road; thence through said County Road, S. 84-32 E. 76.3 feet to an iron pin; thence continuing with said County Road, S. 88-45 E. 259 feet to a point; thence continuing with said County Road, S. 85-35 E. 249.8 feet to the point of beginning.

The above described property is the same conveyed to the Mortgagors by deed of Michael D. Cooper and Sherie H. Cooper, dated March 13, 1984, to be recorded simultaneously herewith.

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which has the address of Route 3, Moseley Road, Simpsonville, S. C. 29681 (Street) (City) (herein "Property Address"); (State and Zip Code)

026 TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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