

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.

VOL 1683 PAGE 948

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, CHRISTOPHER BUEKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK

(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 FIVE THOUSAND AND NO/100----- Dollars (\$ 35,000.00 ) due and payable

with interest thereon from date at the rate of 14.50 per centum per annum, to be paid: as provided in said Note

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 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 Mortgagee 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:

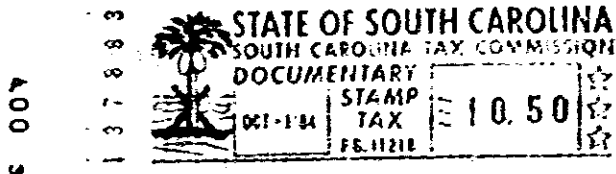
ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville.

ALL that certain piece, parcel or lot of land, 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, prepared by A. W. Edens, January 30, 1901, recorded in Deed Book ZZ at Page 935 and according to a more recent survey prepared by Carolina Surveying Co., recorded in the RMC Office for Greenville County in Plat Book 6-M at Page 38, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of East Washington Street at the joint front 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, the point of beginning.

This being the same property conveyed to the Mortgagor herein by Deed of Elizabeth Simpson Clement and Nellie Mae Simpson Owen, recorded in the RMC Office for Greenville County in Deed Book 1073 at Page 992 on February 21, 1978.

This Mortgage is junior in lien to that certain Mortgage given to Security Federal Savings and Loan Association in the original principal amount of \$52,000.00, recorded in the RMC Office for Greenville County in Mortgage Book 1598 at Page 762 on March 22, 1983.



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 Mortgagor 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 whatsoever lawfully claiming the same or any part thereof.