

c/o Pillsbury Baptist Church, Greenville, S.C. 29600
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
JUN 15 11 13 AM '83
BY ALL WHOM THESE PRESENTS MAY CONCERN
JUN 15 R.M.C.

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WHEREAS, Keneth L. Anderson and Geneva R. Anderson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Roger W. Buchanan and Shelba Buchanan

(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 Twenty Thousand, Eight Hundred Fifty-three and 99/100ths Dollars (\$ 20,853.99) due and payable

with interest thereon from even date at the rate of per note per centum per annum, to be paid as per 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, being known and designated as a major portion of Lot 68 on plat of Kirkwood Heights, recorded in the RMC Office for Greenville County in Plat Book EE, Pages 110 & 111, and being described as follows in accordance with a more recent plat prepared by Campbell and Clarkson, Engineers, to-wit:

BEGINNING at an iron pin on the westerly side of Owens Street, joint front corner of Lots 67 & 68, and running thence with the line of Lot 67, N 64-18 W 163.2 feet to an iron pin; thence N 64-18 W 11 feet to a point in the center of a branch; thence with the center of said branch as the line (the traverse line commencing 11 feet back from said branch and being N 26-43 E 75.3 feet to an iron pin); thence in a new line through Lot 68, S 47-49 E 4.3 feet to an iron pin; thence S 47-49 E 49.3 feet to an iron pin; thence S 65-03 E 114.4 feet to an iron pin; thence along the westerly side of Owens Street, S 25-35 W 62.4 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Mortgagee as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1186, Page 879, on April 22, 1983.

This mortgage is junior and second in lien to that certain mortgage given to Aiken-Speir, Inc. as recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1336, Page 331.

2 NO 15 83 1118

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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 fixed 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 Mortgagee 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 Mortgagee 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

GREENVILLE OFFICE SUPPLY CO. INC.

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