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Mortgagee's mailing address: Route 6, Forrester Drive, Greenville, S.C.
                                                                                                            FILED
                                                                                        GREENVILLE: CO. S. C.
                                                                                                                                                                    MORTGAGE OF REAL ESTATE
     STATE OF SOUTH CAROLINA
                                                                                        JAN 31 10 38 AM '77
    COUNTY OF LEREENVILLE
                                                                                    DONNIE S. TANKERSLEYTO ALL WHOM THESE PRESENTS MAT CONCERNS
            Jan 19 3 06 PM 77
                                                                                                                                                        JAN 1 9 1978
          CWHEREAS INSTHALL BY Buchanan and Maria H. Buchanan 1535
    (hereinafter referred to as Mortgagor) is well and truly indebted unto
                                                                                                                                                     Ben C. Sanders
  (bereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date of even d
Six Thousand, Nine Hundred Seventy Six and 68/100-Dollars ($ 6,976.68 ) due and po
                  $5,000.00 together with interest is due and payable one year from
                  date and the balance of $1,976.68 together with interest thereon
                is due and payable in full eighteen months from date, together
  with interest thereon from
                                                                    date
                                                                                                             at the rate of
                                                                                                                                                  eight per centum per annum, to be paid: at maturity
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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to oxfor 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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor 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, self and release unto the Mortgagor, 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

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 Lot No. 105, Devenger Place, Section II, as shown on plat thereof prepared by Dalton & Neves Co., Engineers, dated October, 1973, which plat is of record in the RMC Office for Greenville County, S. C., in Plat Book 5-D, Page 8 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Longstreet Drive, joint front corner of Lots 104 and 105 and running thence with the joint line of said Lots S. 63-35 W. 185.9 feet to an iron pin at the rear corner of Lot 87; thence with the rear line of Lot 87, S. 33-49 E. 90 feet to an iron pin at the joint rear corner of Lots 105 and 106; running thence with the joint line of said Lots N. 63-49 E. 172.3 feet to an iron pin cartner outhwestern side of Longstreet Drive; thence with Longstreet Drive N. 25-54 W. 60.7 feet to an iron pin; thence continuing with said Drive N. 23-33 W. 29.3 feet to the point of beginning. This being the same property conveyed to the mortgagors by mortgagee of even date and to be recorded herewith.

This is a junior mortgage and is inferior to the lien of that certain mortgage executed by Ben C. Sanders to First Federal Savings N and Loan Association of Greenville, S. C. dated June 27, 1975 and recorded June 30, 1975 in the RMC Office for Greenville County O in Mortgage Book 1342 at Page 856.

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