(City)

E. Perry Edwards Attorney at Law GREENVILLE, SOUTH CAROLINA 29801 MORTGAGE 405 PETTIGRU STREET



THIS MORTGAGE is made the	his 18th	day of Septe	mber
19. 78, between the Mortgagor, R	obert E. Buchana	an and Gentry D. F	luchanan
SAVINGS AND LOAN ASSOC			
under the laws of . the. United		-	
Travelers Rest, S. C. 29690 ·			herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and NO/100 (\$30,000,00) -----Dollars, which indebtedness is evidenced by Borrower's note dated. September 18, 1978. (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1998......

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 future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "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 lot of land lying, being and situate on the Eastern side of U. S. Highway 25, Saluda Township, about 15 miles North of the City of Greenville, near Lima Church, branch waters of North Saluda River being shown and designated as a portion of Tract #7 on plat of E. F. Bayne Lands prepared by J. Earle Freeman, dated April, 1939 and having the following metes and bounds to wit:

Beginning at an iron pin on the Eastern right of way of U. S. Highway 25 at the joint front corner of Tracts #7 and #8 as shown on the aforementioned plat and running thence N. 84-00 E. 721 feet to a stone; thence N. 84-00 E. 42 feet to a stone; thence S. 68-3/4 E. 653 feet to a stone; thence S. 67-12 W. 800 feet to a point on the Eastern side of the right of way of U.S. Highway 25; thence running along and with the right of way of U. S. Highway 25 in a Northernly direction approximately 675 feet to the beginning point.

Also, all that piece, parcel or tract of land lying, being and situate on the Western side of U. S. Highway 25, Saluda Township, about 15 miles North of the City of Greenville, near Lima Church, branch waters of North Saluda River and being shown and designated as Tract #1 on a plat of C. F. Bayne Lands, prepared by J. Earle Freeman, dated April, 1939 and having the following metes and bounds to wit: 355-622.3-1-1.

Beginning at an iron pin on the Western right of way of U. S. Highway 25 at the joint front corner of Tracts 1 and 2 as shown on the aforementioned plat and running thence S. 87-3/4 W. 198 feet to a wild cherry; thence running along and with the meandors of branch as shown on said plat, center of branch being the line, the traverse of which is N. 63-1/4 W. 177 feet; thence continuing N. 33-00 W. 465 feet to ford in center of branch; thence leaving branch and running N. 10-00 W. 214 feet to bend in old road; thence N. 45-00 W. 404 Feet to bend in old road; thence N. 30-00 W. 92 feet to bend in old road; thence N. 53 W. 256 feet to an iron pin on the Western right of way of U. S. Highway 25; thence running along and with the Western right of way of U. S. Highway 25 in a southerly direction approximately (continued over) 1,300 feet to the beginning point.

.. (herein "Property Address");

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 seised 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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