

Security Federal MORTGAGE

GREENVILLE
11:45 AM '83
JUNNIE S. TANAERSLEY
R.M.C.

THIS MORTGAGE is made this 18th day of March 19 83 between the Mortgagor, Christopher Bueker (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Two Thousand and No/100 (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 18, 1983 (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 1, 1988

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 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 made 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, has the following metes and bounds, to-wit:

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

This is the same property conveyed to the mortgagor herein by deed of Nellie Mae Simpson Owen and Elizabeth Simpson Clement dated the 16th day of February, 1978 and recorded in the Greenville County RMC Office on the 21st day of February, 1978 in Deed Book 1073 at Page 992.

This is a second mortgage and is junior in lien to that certain mortgage executed by Christopher Bueker to Carolina Federal Savings and Loan Association in the original sum of \$37,000.00 and recorded in the Greenville County RMC Office on the 21st day of February, 1978 in REM Book 1423 at Page 889.

which has the address of 704 E. Washinton Street Greenville S.C. 29601 (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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