

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

17 8 35 AM '79 Mortgage of Real Estate

DENNIE S. TANNERLEY TO ALL WHOM THESE PRESENTS MAY CONCERN
R.M.C. THIS IS A PURCHASE MONEY MORTGAGE

WHEREAS we, Ray J. Lee and Lillie M. Lee,

hereinafter referred to as Mortgagors, as well and truly indebted unto Cecil D. Buchanan
hereinafter referred to as Mortgagee, as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are
incorporated herein by reference, in the sum of Thirty-Nine Hundred Sixty and 64/100 (\$3,960.64)---to have
do and payable: in monthly installments of \$60.67 each, commencing February 1, 1979, and
continuing on the first day of each and every month thereafter, until paid in full, said
payments to be applied first to interest, with balance to principal,-----

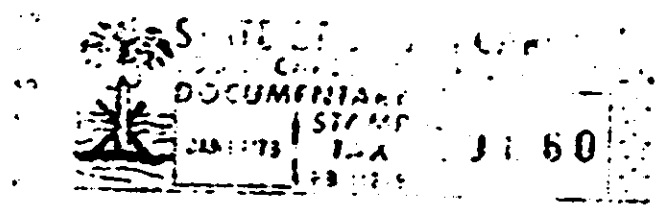
with interest thereon from date at the rate of eight (8%) percent per annum to be paid monthly, as aforesaid.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to
or for the Mortgagee'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, warranted, sold and released, and by these presents does grant, warrant, sell and release unto the Mortgagee, its successors
and assigns:

All that certain piece, parcel, or lot of land in the County of Greenville, State
of South Carolina, on Badger Street, being shown and designated as Lot No. 59,
Section 6, Duncan Mills, on plat recorded in the RMC Office for Greenville County,
S. C., in Plat Book "S", at Pages 173-177.

The within is the identical property heretofore conveyed to the mortgagors by deed
of Cecil D. Buchanan, dated 16 January 1979, to be recorded herewith.



Together with all and singular rights, tenements, hereditaments, and appurtenances to the same belonging or in any way incident or
appertaining, and of all the rents, issues, and profits which may arise or be had thereon and including all heating, plumbing, and
lighting fixtures now or hereafter attached, connected or fitted thereto and intended to be, the intention of the parties being 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, with and without the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee covenants that it is a lawful owner of the premises hereunto conveyed as of the date hereof, that it has good
title and is lawfully authorized to sell and convey 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 defend against all and singular the said premises
unto the Mortgagee forever, from and against the Mortgagee's creditors, who may ever claim in the same, or any part thereof.

The Mortgagee further covenants as follows:

1. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter at the option of the Mortgagee
for the payment of taxes, insurance premiums, public assessments, repairs, or for other purposes pursuant to the covenants herein.
This mortgage shall also secure the Mortgagee for such other debts, claims, and liabilities that may be made hereafter by the
Mortgagee by the Mortgagee's account, or for such other debts, claims, and liabilities that may be made hereafter by the Mortgagee
hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt, to be paid on demand of the Mortgagee
unless otherwise provided herein.

2. That it will keep the premises insured against fire and theft, or hereafter against fire, theft, and all perils, and will pay the cost of such insurance as may be required
from time to time by the Mortgagee, and will pay the cost of all other taxes, assessments, and charges that the Mortgagee may incur, and will pay the cost of all
mortgage debt, or any part thereof, or any interest thereon, or any other debts, claims, and liabilities that may be made hereafter by the Mortgagee
and will pay the cost of all other debts, claims, and liabilities that may be made hereafter by the Mortgagee hereof. The Mortgagee shall also pay the cost of all
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3. That it will keep the premises insured against fire and theft, or hereafter against fire, theft, and all perils, and will pay the cost of such insurance as may be required
from time to time by the Mortgagee, and will pay the cost of all other taxes, assessments, and charges that the Mortgagee may incur, and will pay the cost of all
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4. That it will pay the cost of all other debts, claims, and liabilities that may be made hereafter by the Mortgagee hereof. The Mortgagee shall also pay the cost of all other debts, claims, and liabilities
that may be made hereafter by the Mortgagee hereof. The Mortgagee shall also pay the cost of all other debts, claims, and liabilities that may be made hereafter by the Mortgagee
hereof. The Mortgagee shall also pay the cost of all other debts, claims, and liabilities that may be made hereafter by the Mortgagee hereof.

5. That it hereby covenants to defend, maintain, and prosecute the title to the premises hereunto conveyed, and will pay the cost of all other debts, claims, and liabilities
that may be made hereafter by the Mortgagee hereof. The Mortgagee shall also pay the cost of all other debts, claims, and liabilities that may be made hereafter by the Mortgagee
hereof. The Mortgagee shall also pay the cost of all other debts, claims, and liabilities that may be made hereafter by the Mortgagee hereof.

6. That if there is a default in any of the terms or conditions of this mortgage, or if the mortgagors should fail to pay any of the payments due hereunder, or if the
Mortgagee should sue the mortgagors therefor, or if the Mortgagee should foreclose on this mortgage, or if the Mortgagee should sell the premises hereunto conveyed,
the mortgagors may be held liable for the payment of the mortgage debt, or any part thereof, or any interest thereon, or any other debts, claims, and liabilities that may be made hereafter by the Mortgagee
and will pay the cost of all other debts, claims, and liabilities that may be made hereafter by the Mortgagee hereof. The Mortgagee shall also pay the cost of all other debts, claims, and liabilities
that may be made hereafter by the Mortgagee hereof. The Mortgagee shall also pay the cost of all other debts, claims, and liabilities that may be made hereafter by the Mortgagee
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