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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Walter E. Rumminger and Beverly J. Rumminger

, (hereinafter referred to as Mortgagor)

SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note(s) of even date herewith, the terms of which are incorporated herein by reference, in the sum of Sixty three thousand five hundred & 00/100-

DOLLARS (\$ 63,500.00), with interest thereon as provided in said promissory note(s), said principal and interest to be paid therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable , 19 89.

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 to secure the performance of all covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor 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. cessors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate lying and being on the northern side of Highway 29, being shown and designated as Lot No. 2 on plat thereof prepared by T. H. Walker, Jr., dated October 22, 1977, which plat is of record in the RMC Office for Greenville County, S.C., in Plat Book 6L at Page 64, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin, northern side of Old Highway 29, at a point 346.2 feet front intersection of said highway and Tanner Drive, running thence with property herein mortgaged and property of T. Charles Black N. 6-12 E., 307.33 feet to an iron pin with right of way of Seaboard Coastline Railroad; thence running with said right of way S. 86-41 E., 100 feet to an iron pin; thence running with common line of property herein mortgaged and property of T. Charles Black S. 6-17 W., 302.0 Feet to an iron pin, northern side of said Old Highway U.S. 29; thence running with said highway N. 89-45 W., 100 feet to an iron pin, the point and place of beginning.

This being the same property conveyed to mortgagor by deed from Harold J. Seeley, dated May 14, 1979 and recorded in the RMC Office for Greenville County, S.C., in Deed book /102 at Page 8%

COMMERCIAL MORTGAGE