

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE GR: } FILED
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MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, DONNIE FANKERSLEY
 CARL E. LEE R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto R.B. BAUERS

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

FOURTEEN THOUSAND AND NO/100 ----- Dollars (\$ 14,000.00) due and payable

August 15, 1982 (or within 10 days after mortgagor closes sale of #20 Trentwood Condominiums, Greenville County, South Carolina, whichever occurs first)

with interest thereon from date at the rate of 12% per centum per annum, to be paid: at maturity

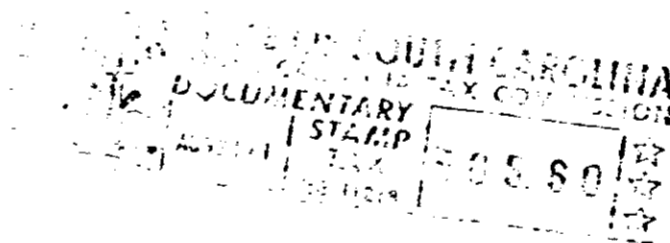
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 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:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina and being shown and designated as Lot 8 on plat of ENOREE HILLS SUBDIVISION recorded in Plat Book MM at Page 197. For a more complete description reference is hereby made to said plat.

This is the same property conveyed to the mortgagor by deed of the mortgagee recorded August 24, 1981.

This mortgage is second and junior in lien to that certain mortgage given to Citizens Building and Loan recorded February 4, 1981 in REM Book 1531 at Page 698, R.M.C. Office for Greenville County, S.C. in the original amount of \$40,000.00.



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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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