

GREENVILLE CO. S. C.
MAR 14 3 44 PM '73
DONNIE S. TANKERSLEY
MORTGAGE
(Participation)

This mortgage made and entered into this 12th day of March 1973, by and between Jason Homes Corporation, a corporation,

(hereinafter referred to as mortgagor) and The South Carolina National Bank

(hereinafter referred to as mortgagee), who maintains an office and place of business at Main Street, Greenville, South Carolina

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville State of South Carolina:

All that lot of land in the State of South Carolina, County of Greenville in Bates Township lying on the southerly side of Tigerville Road containing 12.53 acres, more or less, according to a Plat of Property of Martha Jane Lynn Estate prepared by Terry T. Dill, Surveyor, recorded in Plat Book QQQ at Page 27 and having, according to said Plat, the following metes and bounds to wit: BEGINNING at an iron pin on the southerly side of Tigerville Road, joint front corner with property designated on said Plat as "Lathem Lot" and running thence with the edge of the right of way of Tigerville Road N. 89 E., 177 feet to an iron pin; thence S. 6 W., 310 feet to an iron pin; thence N. 89 E., 129 feet to an iron pin on the line of McAlister property; thence with said McAlister Property S. 10 W., 653 feet to an iron pin in or near Morgan Branch; thence with said Morgan Branch as the line (the traverse line being N. 67-30 W., 260 feet, N. 84-45 W. 370 feet, and N. 74-05 W. 180 feet) to an iron pin at a maple near said branch. Thence along the line of property now or formerly of D. H. Davidson, N. 10 E. 763.3 feet to an iron pin on the southerly edge of Tigerville Road; thence along said road N. 89 E. 89 feet to an iron pin at the corner of a lot of Broadus McCauley; thence with the line of said McCauley lot S. 4 E. 208.7 feet to an iron pin; thence N. 89 E. 312.4 feet to an iron pin; thence S. 4 E. 164 feet to an iron pin; thence N. 88-23 E. 35.5 feet to an iron pin; thence N. 3 E. 373 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Kenneth M. Williams, recorded in Deed Book 965, Page 536, in the R.M.C. Office for Greenville County, South Carolina.

In addition to said real property, this mortgage also covers and includes all other real property owned by the mortgagor and used or kept for use in connection with the business of the mortgagor, including all such other real property which may be hereafter acquired by the mortgagor for such use. Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon: the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated March 12, 1973 in the principal sum of \$ 50,000.00 signed by the mortgagor