

FILED
GREENVILLE CO. S. C.

SBA LOAN NO, GP-816494 10 10-COLA

NOV 5 9 09 AM '76

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

(Participation)

BOOK 1382 PAGE 279

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This mortgage made and entered into this Fourth day of November 1976, by and between Michael A. McKay

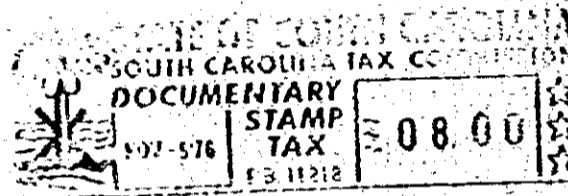
(hereinafter referred to as mortgagor) and Bank of Travelers Rest

(hereinafter referred to as mortgagee), who maintains an office and place of business at Marietta, 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 with improvements lying and being on the Northern side of Princeton Avenue in Greenville County, South Carolina, being shown as Lot No. 33 on a Plat of College Heights, made by Dalton & Neves, Engineers, dated August, 1946, and recorded in the RMC Office for Greenville County in Plat Book P, at Page 75, and having such metes and bounds as shown thereon.

This being the identical property conveyed to the mortgagor herein by deed of G & M Rentals Inc. in Deed Book 864 Page 91 and recorded March 17, 1969.



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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 hereina 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 November 4, 1976 in the principal sum of \$20,000.00, signed by Michael A. McKay in behalf of Bank of Travelers Rest

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