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MORTGAGE
(Participation)

This mortgage made and entered into this 3rd day of March 19 78, by and between Norman F. Pulliam

(hereinafter referred to as mortgagor) and Southern Bank and Trust Company

(hereinafter referred to as mortgagee), who maintains an office and place of business at Spartanburg, 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 piece, parcel or lot of land situate, lying and being on the northern side of U.S. Highway 29, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 1 of the Shelton J. Rimer property, plat of which is recorded in the RMC Office for Greenville County, S.C., in Plat Book "AA", at page 112, and, according to said plat, having the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint front corner of this property and property of the Southern Railway Company and running thence along the property of the Southern Railway Company, S. 87-24 W. 892.1 feet to an iron pin; running thence S. 38-50 E. 608.7 feet to an iron pin on the northern side of U.S. Highway 29; running thence with the boundary of said Highway, N. 46-49 E. 621 feet to an iron pin; running thence N. 43-11 W. 25 feet to an iron pin; running thence N. 46-49 E. 108.3 feet to an iron pin, the point of beginning.

ALSO

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in Chick Springs Township, Greenville County, South Carolina, and being on the northwest side of U.S. Super Highway 29, and having, according to a plat thereof, as recorded in the RMC Office for Greenville County, the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of U.S. Super Highway 29, at corner of lands of James H. Woodside; and running thence with said Woodside property, N. 38-50 W. 393 feet to an iron pin; thence S. 47-½ W. 119 feet to an iron pin; thence S. 38-50 E. 393 feet to an iron pin in center of said highway; thence with said highway N. 47-½ E. 119 feet to the beginning corner.

The above referenced plat made by Southern Surveys Co., dated March (continued on attached sheet)

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 3rd, 1978 in the principal sum of \$ 125,000.00 , signed by mortgagor in behalf of

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