

SEP 30 3 41 PM '82

BOOK 1531 PAGE 953

DONNIE J. TANKERSLEY  
R.M.C.

# MORTGAGE

(Participation)

This mortgage made and entered into this 15<sup>th</sup> day of September 19 82, by and between Philippe C. Latortue and H. Joyce Latortue (hereinafter referred to as mortgagor) and South Carolina National Bank

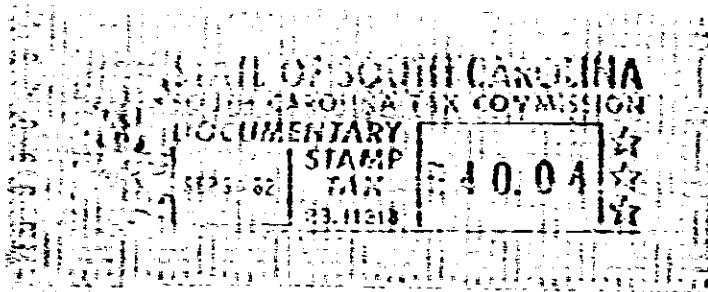
(hereinafter referred to as mortgagee), who maintains an office and place of business at 15 South Main Street, Greenville, South Carolina.

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 certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northeastern side of Pinckney Street and being known and designated as part of Lot No. 23 on Plat of Property of W. P. McBee Estate recorded in the RMC Office for Greenville County in Plat Book A at Page 83 and being shown on a more recent plat entitled "Property of Philippe C. Latortue and H. Joyce Latortue", prepared by Carolina Surveying Company, dated April 12, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-D at Page 81, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Pinckney Street, said iron pin being approximately 108.75 feet from the intersection of Pinckney Street and Lloyd Street; running thence N. 50-30 E. 178 feet to an iron pin; running thence S. 33-30 E. 45 feet to an iron pin; running thence S. 46-00 W. 161 feet to an iron pin on the northeastern side of Pinckney Street; running thence with the northeastern side of Pinckney Street, N. 50-30 W. 58 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagors herein by deed from Secretary of Housing and Urban Development of Washington, D.C., recorded in the RMC Office for Greenville County on April 20, 1979.



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 September 15, 1982 in the principal sum of \$ 100,001.00, signed by Philippe C. Latortue and H. Joyce Latortue in behalf of COMPUTER SALES, INC. d/h/a COMPUTERLAND OF GREENVILLE

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