

RECORDED
S. C.
JUL 11 1980
DEPT. OF REVENUE

MORTGAGE

(Participation)

This mortgage made and entered into this 6th day of JUNE 1980, by and between W. ELLIS BEDDINGFIELD, JR. and JONNIE H. BEDDINGFIELD

(hereinafter referred to as mortgagor) and THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA

(hereinafter referred to as mortgagee), who maintains an office and place of business at Greer, South Carolina PO Box 326, Greer, SC 29651

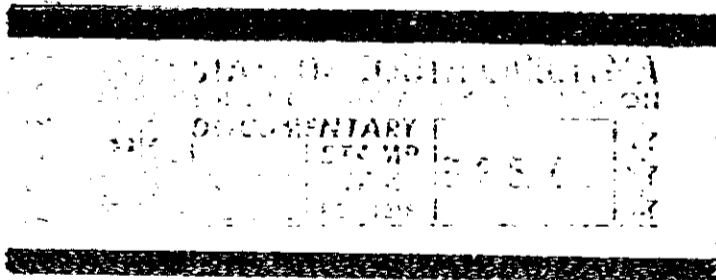
WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville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

All that certain piece, parcel or lot of land in the county of Greenville, state of South Carolina, on the northwesterly side of Eastwood Drive, being shown and designated as Lot No. 53, on plat of OLD MILL ESTATES, SECTION II, recorded in the RMC Office for Greenville County, SC in plat book 4 E page 22, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwesterly side of Eastwood Drive, joint front corner of Lots Nos. 53 and 54, and running thence with the joint lines of said lots, N. 64-50 W. 200 feet to an iron pin; running thence S. 25-08 W. 110 feet to an iron pin at joint rear corner of Lots Nos. 52 and 53; thence with the joint lines of said lots, S. 64-50 E. 200 feet to an iron pin on the northwesterly side of Eastwood Drive; thence with the northwesterly side of said Drive, N. 25-08 E. 110 feet to the point of beginning.

This is the same property conveyed to mortgagor by Fay Polazzo by deed dated and recorded April 27, 1978 in deed vol. 1077 page 932 of the RMC Office for Greenville County, S. C.

This mortgage is junior in lien to that certain mortgage held by First Federal Savings and Loan Association in the original amount of \$48,450.00 dated and recorded 4/27/78 in mortgage vol. 1430 page 261 of the RMC Office for Greenville County, S. C. on which there is a balance due of \$48,079.75.



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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 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 June 6, 1980 in the principal sum of \$ 63,700.00 signed by W. Ellis Beddingfield, Jr. and in behalf of ABC FIRE EXTINGUISHER SALES & SERVICE, INC. Alan S. Gill

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