

FILED  
GREENVILLE, CO. S. C.

BOOK 1291 PAGE 91

SEP 18 4 32 PM '73

DONNIE S. TANKERSLEY  
R.H.C.

## MORTGAGE

(Participation)

This mortgage made and entered into this 18th day of September  
19 73, by and between GORDON C. CARTER

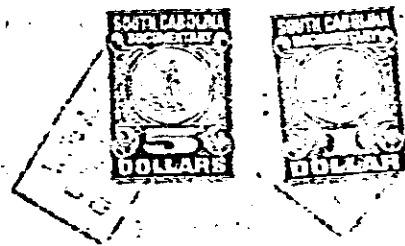
(hereinafter referred to as mortgagor) and THE SOUTH CAROLINA NATIONAL BANK OF  
CHARLESTON (hereinafter referred to as  
mortgagee), who maintains an office and place of business at GREENVILLE, SOUTH CAROLINA,

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 of that lot of land in the County of Greenville, State of South Carolina, shown as Lot No. 15 on plat of Sarah E. Tidwell recorded in the R. M. C. Office for Greenville County in Plat Book NN, at page 149, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Jaben Drive at the corner of Lot No. 16, and running thence S 60-19 W 150 feet to an iron pin; thence N 28-37 W 83 feet to an iron pin; thence N 61-18 E 150 feet to an iron pin on said Drive; thence with said Drive, S 28-37 E 80 feet to the point of beginning and being the same conveyed to the Mortgagor in Deed Book 594, at page 96.

This mortgage is second to and junior in lien to the mortgage to Aiken Loan and Security Company, being an FHA loan in the sum of \$11,100.00, recorded in Mortgage Book 739, at page 495, and assigned to Teachers Insurance and Annuity Association of America in Mortgage Book 743, at page 56.



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 18, 1973, in the principal sum of \$ 15,000.00, signed by Gordon C. Carter in behalf of Gordon C. Carter, Individually, and D/B/A Frederic's Fish and Chips, and endorsed by Kathryn A. Carter.