

1337-951

MORTGAGE (Participation)

Book ~~12-X~~ Page 730

This mortgage made and entered into this 29th day of April 19 75, by and between Jerry L. Pace and Helen M. Pace

(hereinafter referred to as mortgagor) and Bankers Trust of South Carolina

(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 Pickens and Greenville State of South Carolina.

Lot 27, Dorr Circle, Easley, South Carolina, being more specifically described as follows:

ALL those certain pieces, parcels, or lots of land situate, lying and being in the State of South Carolina, County of Pickens, being known and designated as Lot 27 and a portion of Lot 28 as shown on a plat of property of Clyde Dorr dated September 1, 1967, prepared by T. Craig Keith and recorded in the office of the clerk of court for Pickens County in Plat Book 15 at page 336 and as is more fully shown on a more recent survey prepared by T. Craig Keith, dated April 29, 1969, and recorded in the office of the clerk of court for Pickens County in Plat Book 17 at page 155 and having the following metes and bounds, to-wit:

BEGINNING at iron pin on southwestern side of Dorr Circle, joint front corner of Lots 26 and 27; thence with joint line of said lots, S 44-15 W 175 ft. to iron pin; thence with the line of Lot 27, N 45-45 W 41.1 ft. to iron pin; thence along line thru Lot 28 N 24-20 W 185.9 ft. to iron pin on southern side of Dorr Circle; thence with southern side of Dorr Circle, N 46-30 E 107.2 ft. to iron pin in curve of Dorr Circle; thence with southwestern side of Dorr Circle, S 45-45 E 210 ft. to the point of BEGINNING.

43 Plainfield Circle, Greenville, South Carolina, being more specifically described as follows:

ALL that piece, parcel or lot of land located in the County of Greenville, State of South Carolina, situate, lying and being on the southern side of Plainfield Circle and being known and designated as Lot #208 according to a plat entitled Addition No. 1, South Forest Estates, dated October, 1956, and recorded in the R.M.C. Office for Greenville County in Plat Book EE at page 195 and having the following metes and bounds, to-wit:

BEGINNING at a point on the South side of Plainfield Circle, joint front corner for Lot Nos. 208 and 207; thence running S 12-03 E 246.3 ft. to corner; thence running N 87-37 E 37 ft. to corner; thence running N 23-43 E 230.6 ft. to a point on Plainfield Circle; thence running N 60-51 E 52.3 ft. to a point; thence running N 79-47 E 32.3 ft. to the point of BEGINNING.



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 April 1975, in the principal sum of \$ 25,000.00, signed by Jerry L. Pace, in behalf of Jerry L. Pace

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