

FILED
GREENVILLE, CO. S. C.

SBA LOAN NO. GP-722289 10 02-COLA

SEP 18 4 09 PM '75
DONNE S. TANNERSLEY
R.M.C.

MORTGAGE

(Participation)

BOOK 1349 PAGE 95

This mortgage made and entered into this 18th day of September 1975, by and between

THOMAS M. STEVENSON AND PAULINE M. STEVENSON

(hereinafter referred to as mortgagor) and

SOUTHERN BANK AND TRUST COMPANY

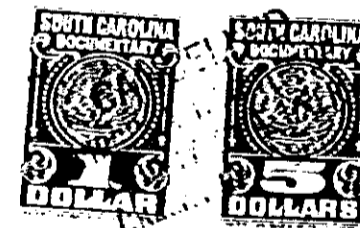
(hereinafter referred to as

mortgagee), who maintains an office and place of business at Greenville, S. C.

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 tract of land known and designated as Lot No. 1 on plat of "Property of Hughes and Cale" said plat being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book EE at Page 128, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on Cahu Drive, the joint front corner of Lots 1 and 3 and running thence with the southern side of Cahu Drive N 85-29 W 90 feet to an iron pin on the chord of the intersection of Cahu Drive and Edwards Road; thence with said chord S 59-36 W 41 feet along the chord of the intersection to a point on the eastern side of Edwards Road; thence along the eastern side of Edwards Road, S24-41 W 73.1 feet to an iron pin at the joint front corner of Lots 1 and 2; thence with the common line of said lots S 80-35 E 149.4 feet to an iron pin, the joint rear corner of Lots 1, 2 and 3, turning and running thence with the common line of Lots 1 and 3 N 4-31 W 105.0 feet 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 September 18, 1975, in the principal sum of \$ 15,000.00, signed by Tommy Stevenson and Pauline M. Stevenson, in behalf of d/b/a Stevenson Equipment Company.

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