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GREENVILLE CO. S. C.

JUL 2 12 52 PM '76  
DONNIE S. TANKERSLEY  
R.M.C.

SBA LOAN NO. GP-816398 10 09-COLA

BOOK 1371 PAGE 935

# MORTGAGE

(Participation)

This mortgage made and entered into this 2nd day of July  
19 76, by and between ---George E. Mappin and Roberta L. Mappin----

(hereinafter referred to as mortgagor) and

----Bank of Greer -----

(hereinafter referred to as

mortgagee), who maintains an office and place of business at Greer, 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 in the County of Greenville, State of South Carolina, on the westerly side of Beaufort Street, being shown and designated as Lot No. 111, Section 2, McSwain Gardens, plat of which is recorded in the RMC Office for Greenville County, S. C., in Plat Book "LL", at Page 137, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Beaufort Street, at joint front corner of Lots Nos. 111 and 112, and running thence with Lot No. 112, N. 25-41 W. 154.4 feet to an iron pin at joint rear corner of Lots Nos. 111 and 112; thence S. 64-19 W. 116 feet to an iron pin; thence S. 6-05 W. 143 feet to an iron pin at joint rear corner of Lots Nos. 110 and 111; thence with Lot No. 110 S. 83-55 E. 175 feet to an iron pin on Beaufort Street; thence with said Street, N. 12-47 W. 39.4 feet to an iron pin; thence still with said Street, N. 33-05 E. 38.6 feet to the point of beginning.

DERIVATION: Deed Book 933, Page 489.



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 July 2, 1976 in the principal sum of \$ 75,000.00, signed by Mappin & Associates, Inc., in behalf of Bank of Greer

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