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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.**MORTGAGE**
(Participation)

BOOK 1371 PAGE 944

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

(hereinafter referred to as mortgagor) and

---Bank of Greer-----

mortgagee), who maintains an office and place of business at

(hereinafter referred to as
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 piece, parcel or tract of land, with all improvements thereon, situate, lying and being in Oneal Township, Greenville County, South Carolina, and having according to a plat prepared by Terry T. Dill, November 18, 1967, and recorded in the RMC Office for Greenville County in Plat Book _____ at Page _____, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Langley Road and in the center of Long Branch crossing under said Road and running thence down and with the center of said branch as the line, the following traverses and distances: S. 5-55 E. 87 feet, S. 23-05 E. 200 feet, and S. 31-00 E. 100 feet to a point; thence S. 83-30 W. 282 feet to an iron pin; thence N. 21-30 W. 285 feet to a point in the center of Langley Road; thence with said Road, N. 63-25 E. 274 feet to the point of beginning and containing, according to said plat, two acres.

LESS, HOWEVER, that certain .54 acre tract of land originally conveyed to George E. Mappin and Roberta L. Mappin by deed which is of record in the Office of the RMC for Greenville County in Deed Book 957, at Page 252, making the total acreage in the property mortgaged 1.46 acres.

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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