

FILED
GREENVILLE, CO. S. C.

SBA LOAN NO. GP-816422 10 06-COLA

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BOOK 1373 PAGE 245

DONNIE S. TANKE
R.M.C.

MORTGAGE

(Participation)

This mortgage made and entered into this 20th day of July 19 76, by and between TEACHEY MECHANICAL, INC.

(hereinafter referred to as mortgagor) and SOUTHERN BANK & TRUST COMPANY

(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, and more fully described according to a plat entitled "Property of J. R. Martin, dated November, 1973, and recorded in the RMC Office for Greenville County in Plat Book 5-B, at Page 65, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the right of way of U. S. Highway No. 276, joint front corner of property owned by J. Robert Martin and property now or formerly belonging to Trumax, Inc., and running thence along right of way of U. S. Highway 276, S. 41-04 E. 1,387.1 feet to a point; thence running S. 48-56 W. 756 feet to an iron pin; thence running S. 41-54 E. 450.1 feet to a point on a branch (old run of branch as line); thence following branch S. 20-20 W. 109.5 feet along said branch to a point; thence running S. 0-02 E. 194 feet to a point on said branch; thence running S. 15-48 W. 86.8 feet to center of Harrison Bridge Road; thence continuing along the center of Harrison Bridge Road N. 69-13 W. 128.3 feet to a point; thence with said Road N. 58-17 W. 154.2 feet to a point; thence N. 67-16 W. 100 feet to a point; thence N. 73-12 W. 100 feet to a point; thence N. 75-42 W. 214.5 feet along said Road to a point; thence with said Road N. 76-24 W. 697.25 feet to a point; thence continuing with said Road N. 78-07 W. 143.9 feet to a point; thence running N. 10-00 W. 1,078.9 feet to an iron pin at the corner of property of Seller and property now or formerly belonging to Trumax, Inc.; thence running N. 58-37 E. 1,357.4 feet to an iron pin on the right of way of U. S. Highway No. 276, the point of beginning. Said tract contains 63.25 acres.

This is the same property conveyed to the Mortgagor herein by deed of J. Robert Martin dated January 16, 1974 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 992, at Page 356.



Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, facinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items hreein 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 20, 1976 in the principal sum of \$ 350,000.00, signed by Teachey Mechanical, Inc. & L. G. Teachey, Jr. as Pres. & individ. in behalf of Teachey Mechanical, Inc.

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