

Box 1329
Greenville, S.C.
FILED
GREENVILLE CO. S.C.
AUG 17 1 53 PM '76
CORINE S. TANKERSLEY
R.H.C.

MORTGAGE

(Participation)

This mortgage made and entered into this 10th day of August 19 76 , by and between Fred C. Frick and Wanda D. Frick

(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

ALL that lot of land in Greenville County, State of South Carolina, situate on the Eastern side of Meadowood Lane, being shown as Lot No. 3 on a plat of the property of Franklin Enterprises, Inc. dated April 21, 1973, prepared by C. O. Riddle, recorded in Plat Book 4Y at Page 138 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Meadowood Lane at the joint front corner of Lot 2 and Lot 3 and running thence with Lot 2 N. 84-57 E. 425.1 feet to an iron pin at the joint rear corner of Lot 2 and Lot 3; thence S. 14-02 W. 164.15 feet to an iron pin at the joint rear corner of Lot 3 and Lot 4; thence with Lot 4 S. 85-45 W. 371.5 feet to an iron pin on Meadowood Lane; thence with said Lane N. 5-03 W. 150 feet to the point of BEGINNING.

This mortgage is junior in lien to that mortgage given to United Federal Savings & Loan Association in the amount of \$45,000.00 dated December 7, 1973 and recorded in Book 1297 at Page 205.

For derivation see Deed Book 997 at page 171, recorded April 12, 1974 from Franklin Enterprises, Inc.



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 August 10, 1976 in the principal sum of \$ 70,000.00 , signed by Fred C. Frick and Wanda D. Frick in behalf of The Tool Crib, Inc. as guarantors for the Tool Crib, Inc.

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