

FIRST NATIONAL BANK  
P.O. Box 2568  
GREENVILLE, S.C. 29602

SEP 15 4 29 PM '76

SBA LOAN NO. GP-ME-816458 10 09-COLA

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

(Participation)

BOOK 1377 PAGE 821

This mortgage made and entered into this 15th day of September 19 76, by and between Shashi L. Parekh and Kailas S. Parekh

(hereinafter referred to as mortgagor) and First National Bank of South Carolina

(hereinafter referred to as mortgagee), who maintains an office and place of business at 102 S. Main Street, 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, on the southern side of Imperial Drive, being shown and designated as Lot No. 380 on a plat of Heritage Hills, Section 3, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-F at page 26 and having according the said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Imperial Drive at the joint front corners of Lots 379 and 380 and running thence along the common line of said lots, S. 6-00 W. 216.1 feet to an iron pin in or near a branch; thence with the center of said branch as the line, the traverse line being N. 78-28 W. 120.55 feet to an iron pin at the joint rear corners of Lots 380 and 381; thence along the common line of said Lots, N. 6 E. 199.5 feet to an iron pin on Imperial Drive; thence along the southern side of Imperial Drive, S. 89-41 E. 58.35 feet to a point; thence continuing on the southern side of Imperial Drive, S. 82-53 E. 61.65 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Bobby R. Miller and Sylvia S. Miller, dated October 11, 1974 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1008 at page 658 on October 17, 1974.

5,8.00



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 15, 1976 in the principal sum of \$ 20,000.00 , signed by the mortgagors therein in behalf of First National Bank of South Carolina

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