

FILED
GREENVILLE CO. S. C.

FEB 3 9 02 AM '77

DONNIE S. TANKERSLEY
R.H.C.

BOOK 1388 PAGE 472

MORTGAGE

(Participation)

This mortgage made and entered into this 1st day of February 1977, by and between HARVEY H. PRESSLEY, JR. and CHERYL S. PRESSLEY

(hereinafter referred to as mortgagor) and BANKERS TRUST OF SOUTH CAROLINA

(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.

PARCEL 1: ALL that piece, parcel or lot of land situate, lying and being on the northern side of Dellwood Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot 42 and a portion of Lot 41 on plat of Property of Central Development Corporation, dated October 1951, prepared by Dalton & Neves, recorded in Plat Book BB at Pages 22 and 23 and being described in a more recent unrecorded plat of United Builders, dated June 30, 1976, prepared by W. R. Williams, Jr., as follows:

BEGINNING at an iron pin on the northern side of Dellwood Drive at the joint front corner of Lots 42 and 43 (as said lots are designated in Plat Book BB at Pages 22 and 23) and running thence along said drive S. 63-24 W. 80 feet to an iron pin at the joint front corner of Lots 41 and 42; thence continuing along said drive S. 63-24 W. 10 feet to a point; thence N. 19-55 W. 252.4 feet to a point in the rear line of Lot No. 41; thence N. 39-19 E. 12.9 feet to an iron pin at the joint rear corner of Lots 41 and 42; thence N. 39-19 E. 69.5 feet to an iron pin at the joint rear corner of Lots 42 and 46; thence S. 23-53 E. 284.8 feet to an iron pin on the northern side of Dellwood Drive, the point of beginning.

Derivation: Deed of United Builders, Inc. recorded January 28, 1977 in Deed Book 1050 at Page 234.

PARCEL 2: ALL that piece, parcel or lot of land situate, lying and being on the Northwestern side of Douthit Street (formerly Columbus Avenue) and being known and designated as Lot No. 15 on plat of W. O. Groce Property recorded in the R.M.C. Office for Greenville County in Plat Book "Q" at Page 188, and having, according to said plat, the following metes and bounds, to-wit:

(continued on back)

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 February 1, 1977 in the principal sum of \$43,000.00, signed by Harvey H. Pressley, Jr. & Cheryl S. Pressley in behalf of Carolina Train & Craft, Inc.

1270

4328 RV-2