

FILED
GREENVILLE CO. S. C.
APR 11 11 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

(Participation)

This mortgage made and entered into this 3rd day of April,
19 79, by and between GEORGE V. & MARY E. MAPPIN
(hereinafter referred to as mortgagor) and BANK OF GREER

(hereinafter referred to as mortgagee), who maintains an office and place of business at 601 North Main Street, Greer, S. C. 29651

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

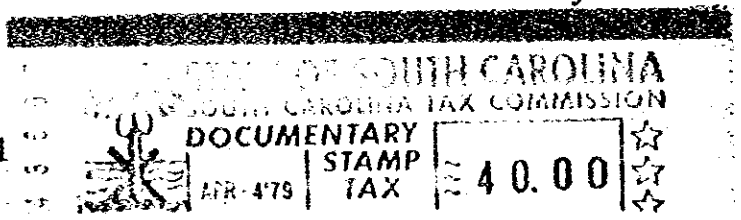
ALL THAT CERTAIN PIECE, parcel or tract of land in the County of Greenville, State of South Carolina, on the easterly side of Little Texas Road, containing 3.21 acres, and being shown as Tract No. 7 on plat of Tall Pines Estates prepared by R. B. Bruce, RLS, April 12, 1976, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point in the center line of Little Texas Road at the joint front corner of Tracts 6 and 7, and running thence with the center line of said road N. 62-02 E., 72 feet to a point; thence continuing with the center line of said road N. 71-18 E., 169.3 feet to a point; thence still with the center line of said road, N. 25-01 E., 83.6 feet to a point at the joint corner of Tracts No. 7 and 8; thence with the line of Tracts No. 8 and 10, S. 70-50 E., 330 feet to a point; thence with the line of Tract No. 12, S. 27-56 W., 445 feet to a point; thence with Tract No. 6, N. 47-02 W., 495.5 feet to the center line of Little Texas Road, the point of BEGINNING.

The within conveyance is subject to utility easements, rights of way, restrictions, and other matters appearing of record or on the ground.

The within is a portion of the property heretofore conveyed to the grantor by deed of Grady Stratton and Dreugh Evins dated 2 April 1973 and recorded 6 July 1973 in the RMC office for Greenville County in Deed Book 978, page 449.

The above description is taken verbatim from deed to George V. and Mary E. Mappin. The above-described property was conveyed to mortgagors by deed of Grady L. Stratton, Trustee, recorded September 29, 1976, in Deed Book 1043, Page 683.



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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 April 3, 1979, in the principal sum of \$ 100,000.00, signed by Mary E. Mappin and George V. Mappin in behalf of Mappin and Associates, Inc.

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