

FILED
GREENVILLE CO. S. C.
APR 18 4 25 PM '79
DONNIE S. TANKERSLEY
R.M.C.

VOL 1463 PAGE 625

MORTGAGE

(Participation)

This mortgage made and entered into this 18th day of April 19 79, by and between Michael M. Turner and Anita S. Turner,

(hereinafter referred to as mortgagor) and The Bank of Greer

(hereinafter referred to as mortgagee), who maintains an office and place of business at P. O. Drawer 708, North Main Street, Greer, 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, at the intersection of the Brushy Creek Road and the Buncombe Road, near Pleasant Grove Church, having courses and distances according to survey and plat of the William N. Dillard, Jr. property by H. S. Brockman, Surveyor, dated October 9, 1952, as follows; to-wit:

BEGINNING in the center of the intersection of said road and running thence with the Brushy Creek Road, N. 52-45 E. 168 feet to a nail and stopper in center of said road; thence S. 45-10 E. 22.7 feet to a fence post on south side of said road; thence continuing a total distance on same course 176 feet to an iron pin; thence S. 54-20 W. 192 feet to a nail and stopper in the center of the Buncombe Road (iron pin back at 19 feet); thence with the center of said road N. 35-40 W. 140 feet to the beginning corner.

AND ALSO, all that parcel or lot of land adjoining the above described lot, beginning at center of Buncombe Road, and running with joint line of said lot N. 54-20 E. 192 feet to a pin; thence N. 32-20 E. 54 feet to a pin on back line of C. E. Slatton lot; thence S. 55-15 E. 49.8 feet to an iron pin; thence S. 8-35 E. 132.2 feet to an iron pin on line of lot formerly owned by Moss and Zobedia Black; thence along the former Black line S. 79-45 W. approximately 218 feet to a point in the center of Buncombe Road; thence N. 35-40 W. 47 feet to the beginning corner.

Subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This being the same property conveyed to mortgagors by deed of John E. Walton dated October 27, 1977 and recorded October 31, 1977 in Deed Book 1067 at page 647, R.M.C. Office for Greenville County.

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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 18, 1979 in the principal sum of \$ 125,000.00, signed by Michael M. Turner and Anita S. Turner in behalf of

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
APR 18 1979 TAX \$ 50.00

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