

Mortgagee's mailing address: P. O. Box 969, Greenville, S. C. 29601

RECORDED
APR 15 1980
S. C.
MORTGAGE
(Participation)
W. C. WISLEY

APR 15 1980

This mortgage made and entered into this 17th day of April 19 80, by and between Efird's Exterminating, Inc. of Greenville, B. Mack Boger and Donna Boger (hereinafter referred to as mortgagor) and South Carolina National Bank (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 certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, located on Pleasantburg Drive and being shown on a survey thereof made by C.C. Jones, Eng., of the property of W. A. Mayfield, H. H. Bob and D. S. Vandiver, dated November 22, 1957, and recorded in the RMC Office for Greenville County in Plat Book PP, at Page 13, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Pleasantburg Drive, also known as S. C. Highway No. 291, and running thence along said Highway 291, N. 8-47 W. 50 feet, running thence S. 81-13 W. 150 feet to an iron pin; running thence S. 8-47 E. 50 feet to an iron pin; running thence N. 81-13 E. 150 feet to the beginning corner.

Being the same property conveyed to B. Mack Boger by deed of Donald Sims dated November 24, 1976 and recorded in the R.M.C. Office for Greenville County on November 24, 1976 in Deed Book 1046, at Page 819.

ALSO: ALL that certain piece, parcel or tract of land, situate, lying and being on the northern side of Pine Drive, O'Neal Township, Greenville County, South Carolina, containing 3.97 acres, more or less, and having, according to a Plat entitled "Property of Mack Boger", prepared by Terry T. Dill, dated June 25, 1979, recorded in the RMC Office for Greenville County in Plat Book 7-J, at Page 48, the following metes and bounds:

BEGINNING at a nail and cap in the center of Pine Drive, approximately 347 feet from the center of Rutherford Road, and running with the line of Property of E. R. Taylor, Jr., N. 12-00 W., 650 feet to an iron pin; thence continuing with Property of E. R. Taylor, Jr., S. 66-45 E. 448 feet to an iron pin; thence with the line of Property of J. D. Dill, S. 11-30 W., 178 feet; thence continuing S. 12-00 E., 272 feet to a nail and cap in the center of Pine Drive (iron pin back on line at 25 feet); thence running along and with the center of Pine Drive, N. 89-03 W., 200 feet to a nail and cap; thence continuing with the center of Pine Drive, N. 77-31 W., 100 feet to a nail (cont'd. on together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, last page) 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 17, 1980 in the principal sum of \$ 170,000.00 signed by B. Mack Boger, President in behalf of Efird's Exterminating, Inc. of Greenville

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