

FILED
S. C.

BOOK: 1504 PAGE 274

MAY 30 1980

MORTGAGE

WILKESBORO, N.C.

(Participation)

This mortgage made and entered into this 30 day of May 19 80, by and between CHARLES N. GARRISON d/b/a GARRISON OPTICIANS and SHERI S. GARRISON (hereinafter referred to as mortgagor) and SOUTHERN BANK & TRUST COMPANY (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 located in Greenville County, South Carolina, on the western side of Pine Forest Drive, containing 1.29 acres, being the northern portion of a tract of land shown on a plat entitled Survey for Nelson Garrison, dated May 2, 1973, made by Carolina Engineering and Surveying Company, and according to said plat having the following metes and bounds:

BEGINNING at a point at the joint front corner of property of Denby Davenport and the mortgagors herein, and running thence with joint line of said bts, S. 66-15 W. 229.8 feet to an old iron pin; thence S. 37-00 W. 50 feet to an old iron pin; thence N. 53-20 W. 205.6 feet to an old iron pin; thence N. 36-18 E. 181.4 feet to an old iron pin; thence N. 68-21 E. 90.4 feet to an old iron pin; thence S. 63-26 E. 75.7 feet to an old iron pin; thence S. 44-28 E. 126.2 feet to an old iron pin; thence S. 33-43 E. 66.5 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage to First Federal Savings & Loan Association as recorded in the RMC Office for Greenville County in Mortgage Book 1354 at page 55, this mortgage is also junior in lien to that certain mortgage to Southern Bank & Trust Company in Mortgage Book 1473 at page 532 as recorded in the RMC Office for Greenville County.

This is the same property conveyed to the mortgagors by deed of Knox L. Hayns-worth, Jr., to C. Nelson Garrison as recorded in the RMC Office in Deed Book 977 at page 203 and to Sheri S. Garrison in Deed Book 1027 at page 796.

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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 May 30, 1980 in the principal sum of \$ 50,000.00 signed by Charles N. Garrison in behalf of Charles N. Garrison d/b/a Garrison Opticians

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