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DONNERSLEY
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MORTGAGE

(Participation)

This mortgage made and entered into this 26th day of June 19 80, by and between Sandra G. Smith

(hereinafter referred to as mortgagor) and The Bank of Travelers Rest

(hereinafter referred to as mortgagee), who maintains an office and place of business at 430 N. Poinsett Street, Travelers Rest, 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 the County of Greenville, State of South Carolina, and being more particularly described as follows:

Beginning at a point located in the centerline of Watkins Road, at a corner common to this property and that now or formerly of Shaver, said point being approximately 794.30 feet from Sulpher Springs Road, and running from said point S. 31°49' E along the centerline of Watkins Road for a distance of 423.52 feet to a point being a nail in the centerline of Watkins Road; thence turning and running S 58°03' W for a distance of 181.70 feet to a pin; thence turning and running N. 33° 54' W. along a Duke Power Company Right-of-way line for a distance of 482.79 feet to a pin; thence turning and running N. 74° 38' E along a line common with Shaver for a distance of 207.80 feet to the point of beginning; said piece, parcel or tract containing 2.0 acres, more or less, and shown on an unrecorded survey dated June 28, 1979 and prepared for NCNB Mortgage Corporation by Century Land Surveying Company.

This being the same property conveyed to the mortgagor herein by deed of Mar, Inc. dated January 18, 1980 and recorded on June 30, 1980 in the RMC Office for Greenville County in Deed Book 1121 at Page 396.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA
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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 June 26, 1980 in the principal sum of \$ 190,400.00, signed by Sandra G. Smith, d/b/a Young
for the use of Americans Child Care and Learning Center

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