

FILED
GREENVILLE CO. S.C.
SEP 16 12 14 PM '80
DONNELL HANNERSLEY
R.M.C.

MORTGAGE

(Participation)

This mortgage made and entered into this 16th day of September 19 80, by and between David Miller Putnam and Kathryn T. Putnam

(hereinafter referred to as mortgagor) and Southern Bank and Trust Company, Greenville, South Carolina

(hereinafter referred to as mortgagee), who maintains an office and place of business at 306 E. North Street, 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 tract of land situate, lying, and being in the County of Greenville, State of South Carolina, in Austin Township, near the City of Mauldin, containing 8.55 acres, more or less, and according to a plat prepared by C. O. Riddle, RLS, entitled "Property of Chandler Rental Property, Inc.," dated May 6, 1977, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-E at Page 57, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Lakewood Drive, joint front corner of property herein conveyed and lands now or formerly of Charles K. Vaughn and running thence S. 5-23 W. 620.4 feet to an iron pin; thence N. 84-34 W. 50 feet to an iron pin; thence S. 5-26 W. 308.9 feet to an iron pin; thence N. 63-51 W. 889.2 feet to an iron pin; thence N. 49-47 E. 320.3 feet to an iron pin; thence S. 56-35 E. 199.2 feet to an iron pin; thence N. 48-59 E. 294.0 feet to an iron pin; thence N. 51-48 E. 385.2 feet to an iron pin, point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of R. V. Chandler & Co., Inc. dated 25 August 1977 and recorded 26 August 1977 in Deed Book 1063 at page 568 in the RMC Office for Greenville County, South Carolina

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
1 STAMP = 30.00
RECEIVED TAX

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 September 1980 in the principal sum of \$ 75,000.00----- signed by David Miller Putnam in behalf of Putnam's Furniture Warehouse, Inc. (said note is also guaranteed by David Miller Putnam and Kathryn T. Putnam)

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