

FILED  
S.C.  
JUL 16 2 45 PM '82  
GREENVILLE  
SHERSLEY

SD 1575 PAGE 417

# MORTGAGE

(Participation)

This mortgage made and entered into this 16th day of July 1982, by and between M.G.M., INC.

(hereinafter referred to as mortgagor) and COMMUNITY BANK, Greenville, South Carolina-----  
----- (hereinafter referred to as mortgagee), who maintains an office and place of business at 416 East North Street, Greenville, South Carolina-----

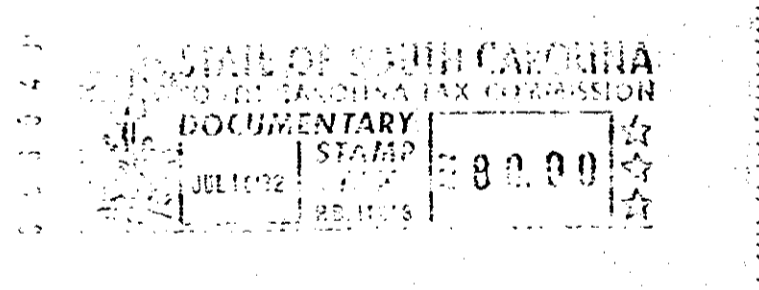
WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville State of South Carolina:

ALL that piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, on the Northern side of State Highway 14 (formerly u. S. Highway 276) between Simpsonville and Fountain Inn, containing 2.028 acres, more or less, being shown as the property of Helen Knight Leake according to a survey and plat by C. O. Riddle, Registered Surveyor, dated July 2, 1962, and having, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the highway at the corner of property now or formerly of J. W. Buchanan and running thence N. 19-50 E., 37.5 feet to an iron pin on the right-of-way of the highway and continuing the same courses 179.15 feet to an iron pin; thence N. 76-58 W., 410.4 feet to an iron pin; thence N. 76-00 W., 44.6 feet to an iron pin at the corner of property now or formerly of Richardson; thence along the Richardson line S. 22-15 W., 135 feet to an iron pin on the right-of-way line of the highway; thence continuing same course 37.6 feet to the center of the highway; thence along the center of said highway S. 71-16 E., 459.3 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Tommy P. McLees, et al, recorded in the Greenville County RMC Office in Deed Book 1124 at Page 361 on November 22, 1981.

This mortgage is junior in priority to those certain notes and mortgages heretofore given and granted as follows: (a) Mortgage to Bankers Trust of South Carolina recorded in the Greenville County RMC Office in REM Book 1535 at Page 361 on March 20, 1981; and (b) Mortgage to Credithrift of American, Inc., recorded in the Greenville County RMC Office in REM Book 1549 at Page 158 on August 5, 1981.



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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 July 16, 1982 in the principal sum of \$ 200,000.00, signed by M.G.M., Inc. in behalf of Greenville Wheel and Rim, Inc.

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