

FILED  
GREENVILLE, S.C.  
FEB 3 12 11 PM '84  
DONALD W. ANSLEY  
R.M.C.

PURCHASE MONEY MORTGAGE

# MORTGAGE

(Participation)

This mortgage made and entered into this 3rd day of February 19 84, by and between Gantt and Chamberlain, A Partnership

(hereinafter referred to as mortgagor) and Community Bank

(hereinafter referred to as mortgagee), who maintains an office and place of business at P.O. Box 6807, Greenville, South Carolina, 29606

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 lot of land with the improvements thereon situate lying and being on the south side of East Washington Street, in the City of Greenville, in the County of Greenville, South Carolina, and having according to a survey made by Dalton & Neves, Engineers, dated February 1928, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of East Washington Street 1051 feet East from McDaniel Avenue, and running thence S. 22-33 E. 249.7 feet to a stake on C & WC right of way; thence with said right of way, N. 46-47 E. 94 feet to a stake; thence N. 27-10 W. 219.5 feet to a stake on the south side of East Washington Street S. 69-15 W. 72 feet to the beginning corner.

THIS being the identical property conveyed to Gantt and Chamberlain, A Partnership by deed of Ansley Bruce, Jr. dated and recorded concurrently herewith.

THIS conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements, rights of way, if any affecting the above property if any, affecting the above described property.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA DEPARTMENT OF REVENUE  
DOCUMENTARY  
STAMP  
FEB-384 TAX \$ 32.00

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 February 3, 1984 in the principal sum of \$ 80,000.00 , signed by Richard A. Gantt, W. Dennis Chamberlain in behalf of Gantt and Chamberlain, A Partnership

The final payment date of this mortgage is February 3, 1999.