

1654-458

MAR 29 3 45 PM '84
DONNIE
R. W. SLEAY

MORTGAGE

(Participation)

This mortgage made and entered into this 22nd day of March 19 84, by and between James Donaldson Miller and Orville Van Player, III

(hereinafter referred to as mortgagor) and Bankers Trust of South Carolina

(hereinafter referred to as mortgagee), who maintains an office and place of business at P. O. Box 608, Greenville, South Carolina 29602.

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 unit, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Building "A", containing 1,717.9 square feet on an "As-Built Survey for James D. Miller", prepared by W. R. Williams, Jr., Engineer/Surveyor, dated July 19, 1983 and revised March 22, 1984, said revised plat being recorded in the RMC Office for Greenville County in Plat Book 10-5 at Page 16, and having by reference to said plat the metes and bounds as shown thereon.

TOGETHER with an undivided interest in the common elements to be declared by a Master Deed to be established by the Mortgagor, James Donaldson Miller, pursuant to the South Carolina Horizontal Property Act and to be declared by said Master Deed to be an appurtenance to the property being mortgaged hereby.

THIS is a portion of the same property as that conveyed to James D. Miller by deed of T. Ansel Putman, as Executor of Blanche W. Putman, deceased, recorded in the RMC Office for Greenville County in Deed Book 862 at Page 443 on February 21, 1969 and by deed of James Edwin Acker recorded in said RMC Office in Deed Book 929 at Page 405 on November 10, 1971. James D. Miller conveyed a one-fourth (1/4) interest in property to Orville Van Player, III, by deed dated March 22, 1984 and recorded in the RMC Office for Greenville County in Deed Book 1209 at Page 332 on March 27, 1984.

THE mailing address of the Mortgagee herein is P. O. Box 608, Greenville, South Carolina 29602.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
STAMP TAX 100.00

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 March 22, 1984 in the principal sum of \$ 250,000.00, signed by James Donaldson Miller and Orville Van Player, III in behalf of James Donaldson Miller and Orville Van Player, III

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