

FILED
GREENVILLE, S.C.
DEC 5 11 05 AM '84
DONNIE S. MATHERSLEY
R.M.C.

MORTGAGE

(Participation)

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This mortgage made and entered into this 4th day of December
19 84 by and between Carl Edward Reid

(hereinafter referred to as mortgagor) and Bankers Trust of South Carolina
P.O. Box 1028
Columbia, SC 29202 (hereinafter referred to as
mortgagee), who maintains an office and place of business at Greenville, South Carolina

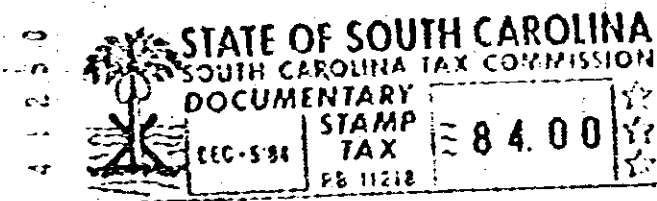
WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville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

All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, containing 2.72 acres, more or less, situate, lying and being on the south side of State Park Road, formerly known as Batson Road, said property being known and designated as Lot No. 1 as shown on a plat entitled "Mary C. Reid, et al Owner" made by Dalton & Neves Company, Engineers, dated June 8, 1972, said plat being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R, page 25, having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of State Park Road adjoining property of Francis L. Boroughs and running thence S.39-04E., 597.7 feet to an iron pin; thence S.49-42W., 200 feet to an iron pin; thence N.34-42W., 743.8 feet to an iron pin on State Park Road; thence along State Park Road, S.84-49E., 200 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Frank P. McGowan, Jr., Master in Equity, on August 30, 1972, recorded August 31, 1972, in the RMC Office for Greenville County, S.C., in Deed Book 953, at page 599.

This mortgage is subordinate and junior in lien to that mortgage given by Carl E. Reid to The Kissell Company on September 7, 1984 in the original amount of \$92,400.00. Said mortgage is recorded in the RMC Office for Greenville County, S.C. in REM Book 1681, at page 516.



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 December 4, 1984 in the principal sum of \$ 280,000.00, signed by Carl E. Reid in behalf of American Fittings, Inc.