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GREENVILLE CO. S. C.

SBA LOAN NO. GP-81 22 10 06-COLA

JUL 21 11 14 AM '76

BOOK 1373 PAGE 249

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

(Participation)

BOOK 59 PAGE 441

This mortgage made and entered into this 20th day of July 19 76, by and between L. G. Teachey, Jr.

(hereinafter referred to as mortgagor) and Southern Bank & Trust Company,

(hereinafter referred to as mortgagee), who maintains an office and place of business at Greenville, South Carolina

PAID IN FULL AND SATISFIED THIS 21st DAY OF July 1978
SOUTHERN BANK AND TRUST COMPANY
GREENVILLE, SOUTH CAROLINA

BY: *[Signature]* OFFICER *Ann N. Rummy* WITNESS

BY: *[Signature]* *Ann N. Rummy* WITNESS

Donnie S. Tankersley
R.H.C.

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 in the principal sum of \$ 350,000.00, signed by L. G. Teachey, Jr. in behalf of Teachey Mechanical, Inc.

JUL 21 1978

FILED
GREENVILLE CO. S. C.
JUL 21 10 49 AM '76
DONNIE S. TANKERSLEY
R.H.C.

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