

REGULATION NO. 22
COMPLIED WITH
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FILED
GREENVILLE, CO. S. C.
MORTGAGE
(Participation)

JAN 29 4 09 PM '73
DONNIE S. TANKERSLEY
R.M.C.

This mortgage made and entered into this 26th day of January, 1973, by and between Gregory Lee Fair and Eleanor W. Fair

(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,

DONNIE S. TANKERSLEY
R.M.C.
FILED
SEP 7 1979
AN 7 8 9 10 11 12 1 2 3 4 5 6 PM

PAID IN FULL AND SATISFIED THIS 26th DAY OF June 1979
SOUTHERN BANK AND TRUST COMPANY
GREENVILLE, SOUTH CAROLINA
8292

BY: *[Signature]* V.P. *[Signature]*
WITNESS

SEP 7 1979 BY: *[Signature]* V.P. *[Signature]*
WITNESS

In addition to said real property, this mortgage also covers and includes all other real property owned by the mortgagor and used or kept for use in connection with the business of the mortgagor, including all such other real property which may be hereafter acquired by the mortgagor for such use. 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 January 26, 1973, in the principal sum of \$ 40,000.00, signed by S. & F. Power Tool Service, ~~W.A.A.I.V.~~ Inc., by its duly authorized officers, Robert L. Scoggins and Gregory Lee Fair.

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