

AFFIDAVIT
FILED

FILED
GREENVILLE CO. S. C.

SBA LOAN NO. GP-816422 10 06-COLA

JUL 21 11 14 AM '76

BOOK 1373 PAGE 249

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

(Participation)

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

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, City of Greenville, State of South Carolina, on the eastern side of Ponderosa Road, shown and designated as Lot 19 on plat of Gower Estates, Section C-1, prepared by R. K. Campbell & Webb Surveying & Mapping Company, dated July 27, 1963, and recorded in the Office of the RMC for Greenville County in Plat Book "YY", at Page 112, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Ponderosa Road at the joint front corner of Lots Nos. 18 and 19 and running thence with the common line of said Lots S. 62-41 E. 178.3 feet; thence N. 21-11 E. 173.8 feet to a point, joint rear corner of Lots Nos. 19 and 20; thence with the common line of said Lots N. 68-45 W. 185 feet to an iron pin on the eastern side of Ponderosa Road; thence along Ponderosa Road S. 14-53 W. 75 feet to an iron pin; thence continuing with Ponderosa Road S. 22-20 W. 80 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Judith W. Cooter, dated July 12, 1973 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 979, at Page 114.

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.

4328 (W-2)