

P. O. Box 969
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

SBA LOAN NO. GP-834950 10 03-COLA

AUG 5 3 31 PM '77

MORTGAGE
(Participation)

BOOK 1406 PAGE 297

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This mortgage made and entered into this 5th day of AUGUST
19 77, by and between DENNIS L. HANEY

(hereinafter referred to as mortgagor) and SOUTH CAROLINA NATIONAL BANK

(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, being shown and designated as part of Lot 300 on plat of COLONIA COMPANY recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book J, Pages 190-191, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Franklin Road, which iron pin is the joint front corner of Lots 300 and 301, and running thence with the common line of said lots, N 25-34 E, 192.5 feet to an iron pin; thence N 64-26 W, 100.4 feet to an iron pin; thence S 25-27 W, 192.5 feet to an iron pin on Franklin Road; thence with said Road S 64-26 E, 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor Dennis L. Haney by deed dated December 13, 1974 from Robert W. Haney recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1011 at Page 728 on December 16, 1974.

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 August 5, 1977 in the principal sum of \$ 19,000.00, signed by Dennis L. Haney and James R. Barton, Jr. in behalf of same.

RECORDED

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