

FILED
GREENVILLE CO. S. C.

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BONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

(Participation)

VOL 1431 PAGE 939

This mortgage made and entered into this 3rd day of April,
19 79, by and between GEORGE E. & ROBERTA B. MAPPIN

(hereinafter referred to as mortgagor) and BANK OF GREER

(hereinafter referred to as mortgagee), who maintains an office and place of business at 601 North Main Street, Greer, S. C. 29651

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

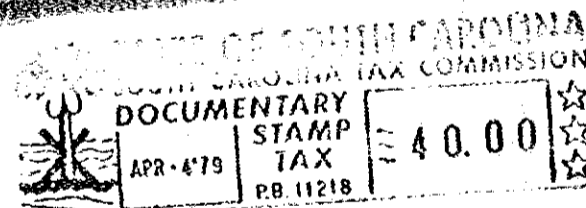
ALL THAT CERTAIN PIECE, parcel or lot in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 26 on Plat of Section 2, Carter's Grove Subdivision, recorded in the RMC Office of Greenville County, South Carolina in Plat Book "4R", at Page 100.

AS A PART OF THE CONSIDERATION the Grantees assume and agree to pay a balance on that certain mortgage from the Grantor to First Federal Savings and Loan Association, Greenville, South Carolina, said mortgage being in the original amount of \$43,200.00, having a balance due thereon of \$43,200.00, and being recorded in the RMC Office for Greenville County in Mortgage Book 1365, Page 129.

The within conveyance is subject to utility easements, rights of way, restrictions, and other matters as may appear of record or on the ground.

DERIVATION: Deed Book 1032, Page 148, RMC Office for Greenville County.

The above description is taken verbatim from deed to George E. and Roberta B. Mappin. The above described property was conveyed to mortgagors by deed of Jim Vaughn Enterprises, Inc. recorded July 19, 1976, in the Greenville County R.M.C. Office in Deed Book 1039, Page 801.



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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 April 3, 1979, in the principal sum of \$100,000.00, signed by Mary E. Mappin and George V. Mappin in behalf of Mappin and Associates, Inc.

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