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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

(Participation)

This mortgage made and entered into this tenth day of June
19 74, by and between Wade R. Shanklin and Ann I. Shanklin

(hereinafter referred to as mortgagor) and BANK OF GREER

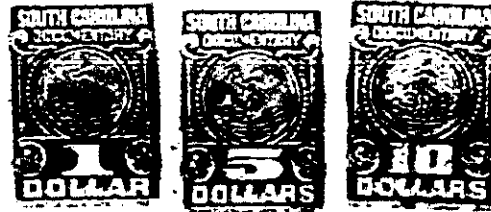
(hereinafter referred to as
mortgagee), who maintains an office and place of business at Greer, South Carolina,

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, on the western side of Hermitage Road near the City of Greenville, being known and designated as Lot Number 107 as shown on plat of Lake Forest, Section Two, prepared by Piedmont Engineering Service, dated March, 1954, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 88 at page 71, and having, according to said plat, the following notes and bounds:

BEGINNING at an iron pin on the western side of Hermitage Road at joint front corner of Lot No. 106 and Lot 107, Section Two, and running thence with the line of Lot 106, N. 81-12 W. 163.8 feet to an iron pin; thence S. 6-36 W. 145 feet to an iron pin at joint rear corner of Lots 107 and 108; thence with line of Lot 108, S. 85-31 E. 172.4 feet to an iron pin on the western side of Hermitage Road; thence with the western side of Hermitage Road N. 3-25 E. 130 feet to the point and place of beginning.

This being the same property conveyed to mortgagors in Deed Book 923 at page 288, R.M.C. Office for Greenville County.

This property is subject to all restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property.



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 June 10, 1974
in the principal sum of \$ 40,000.00 signed by
in behalf of

0355

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