

1974 - 210

# MORTGAGE

(Participation)

This mortgage made and entered into this 23 day of October 1974, by and between Ronnie K. Argo, individually and d/b/a Argo's Cycle Shop, and Glenda H. Argo (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 State of South Carolina,

ALL of that lot of land in the County of Greenville, State of South Carolina, known as Lot 55, Section V, Richmond Hills, plat of which is recorded in the RMC Office for Greenville County in Plat Book WWW, page 38, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Meherrin Court at the corner of Lot 54 and running thence N. 28-34 E. 155 feet to an iron pin; thence S. 61-26 E. 100 feet to an iron pin on the western side of Richmond Drive; thence with said Drive, S. 28-34 W. 130 feet to an iron pin; thence with the intersection of Richmond Drive and Meherrin Court S. 73-34 W. 35.35 feet to an iron pin; thence with said Court, N. 61-26 W. 75 feet to the point of beginning, and being the same property conveyed to Ronnie K. Argo in Deed Book 886 at Page 133.



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 October 23, 1974 in the principal sum of \$ 12,500.00, signed by Ronnie K. Argo, individually and d/b/a Argo's Cycle Shop, and Glenda H. Argo