

MORTGAGE

(Participation)

This mortgage made and entered into this 9th day of November 19 84, by and between ROGERS C. REEVES

(hereinafter referred to as mortgagor) and

SOUTHERN FEDERAL SAVINGS AND LOAN ASSOCIATION OF GEORGIA (hereinafter referred to as mortgagee), who maintains an office and place of business at 712 W. Peachtree Street, N.W., Atlanta, Georgia 30379

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 and described as follows:

ALL that certain piece, parcel or tract of land, together with all improvements thereon, situate, lying and being in the City of Simpsonville, County of Greenville, State of South Carolina, and being shown and designated as 2.6046 acre tract on plat entitled Rogers C. Reeves, D.D.S., dated May 29-30th, 1984, prepared by J. L. Montgomery, III, RLS, and recorded in the RMC Office for Greenville County, S. C. in Plat Book II-C, at Page 15, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of West Georgia Road, at the joint front corner of the premises herein described and property now or formerly of J. A. Fowler, and running thence with the joint line of said properties, S. 14-38 E. 537.1 feet to an iron pin at the edge of an unnamed branch; thence with said branch as the line, the meanders of which are as follows: N. 67-59 E. 86.9 feet to an iron pin; thence N. 10-25 W. 51.8 feet to an iron pin; thence N. 18-58 E. 111.8 feet to an iron pin; thence N. 60-30 E. 82.2 feet to an iron pin at the joint rear corner of the premises herein described and property now or formerly of Fowler; thence with the joint line of said properties, N. 28-38 W. 504.9 feet to an iron pin on the Southeastern side of West Georgia Road; thence with the Southeastern side of West Georgia Road, the following courses and distances: S. 63-17 W. 80.2 feet to an iron pin; thence S. 70-24 W. 80.2 feet to the point of beginning.

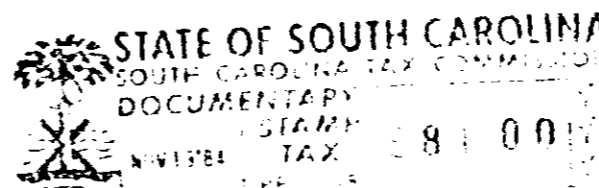
Grantor(s) herein hereby covenant(s) and agree(s) with Grantee herein, as part of the consideration for the extending to Grantor(s) of the indebtedness evidenced by the Note secured hereby, that if all or any part of the Property conveyed hereunder or any interest therein is sold, transferred, conveyed, assigned, leased, encumbered, pledged, or alienated, without Grantee's prior written consent, then Grantee may, at Grantee's option, declare the entire indebtedness secured by this Mortgage to be immediately due and payable.

This being the property from J. Harlon Riggins recorded July 5, 1983 in Deed Book 1191 page 725. The debt secured being evidenced by one Note of even date herewith in the original principal amount of \$270,000.00 with a final maturity of not later than December 1, 2004.

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 November 9, 1984 in the principal sum of \$ 270,000.00 signed by Rogers C. Reeves in behalf of Rogers C. Reeves.



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