

GREENVILLE CO. S. C.

NOV 5 1976

MINNIE S. TAYLOR
R.M.C.

GP-202-771085 10 04-COLA

BOOK 1369 PAGE 403

MORTGAGE

(Participation)

This mortgage made and entered into this 20th day of April
19 76, by and between Willie Lee McBee and Willie Lois McBee,

(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

State of ALL those two certain pieces, parcels or lots of land and improvements situate, lying and being near Travelers Rest, in Greenville County, State of South Carolina, and being shown as all of lots six (6) and twelve (12) on plat entitled "Roosevelt Heights", property of W. R. Williams, prepared by N. O. McDowell, Jr., which plat is recorded in the R.M.C. Office, for Greenville County, South Carolina in Plat Book S, at Page 203, and having, when described together the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Roosevelt Avenue, joint front corners of lots eleven (11) and twelve (12); thence along the line of lots eleven (11) and five (5), S. 21-15 E. 300 feet to an iron pin on the Northwest side of West Road; thence along said road N. 68-45 E. 61 feet to an iron pin at the joint front corner of lots six (6) and seven (7); thence along the joint line of lots six (6) and seven (7) and lots twelve (12) and thirteen (13), N. 21-15 W. 300 feet to an iron pin on the Southeast side of Roosevelt Avenue; thence with said Avenue S. 68-45 W. 61 feet to point of beginning.



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 20, 1976, in the principal sum of \$ 30,000, signed by Willie Lee McBee & Willie Lois McBee, in behalf of Auto Battery Sales & Service, Inc. Lois McBee

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