

GREENVILLE CO. S. C.

SBA LOAN NO. GP-773955 10 08-COLA

Mar 8 4 55 PM '76

1361-861

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

(Participation)

This mortgage made and entered into this 5th day of March 1976, by and between Herbert F. Carson

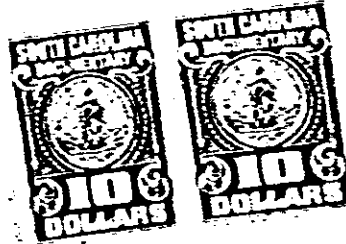
(hereinafter referred to as mortgagor) and Bankers Trust of South Carolina

(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 that certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being on the north side of Bradley Blvd., in the City of Greenville, being shown and designated as Lot No. 81 on plat of University Park, said plat being recorded in the RMC Office for Greenville County in Plat Book P, at Page 127, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Bradley Blvd., at the joint front corner of Lots Nos. 81 and 82, and running thence, along the line of Lot No. 82, N. 37-34 W. 183.8 feet to an iron pin on the south side of Brookside Circle; thence, along Brookside Circle, N. 59-03 E. 75.5 feet to an iron pin; thence, with the line of Lot No. 80, S. 37-34 E. 175.1 feet to an iron pin on the north side of Bradley Blvd.; thence, along Bradley Blvd., S. 52-26 W. 75 feet to the point and place 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 March 5, 1976, in the principal sum of \$ 50,000.00, signed by Herbert F. Carson in behalf of Plus, Inc., a corporation

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