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receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents, DOES GRANT, bargain, sell and release unto the said Trust Company Bank, all that certain lot, piece or parcel of land situate in the County of Greenville, State of South Carolina, and described in Schedule "A", attached hereto and made a part hereof.

TOGETHER WITH all buildings, structures and improvements thereon, and together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

AND TOGETHER WITH all the equipment and trade fixture listed in Schedule "B" attached hereto and made a part hereof, in which equipment and trade fixtures the said James River Realty Corporation does hereby grant unto Trust Company Bank a security interest.

This Mortgage is made pursuant to resolution of James River Realty Corporation dated December 5th, 1977.

TO HAVE AND TO HOLD all and singular the said premises unto the said TRUST COMPANY BANK, its successors and assigns, forever.

AND the said JAMES RIVER REALTY CORPORATION, does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said TRUST COMPANY BANK its successors and assigns, from and against itself and its successors, lawfully claiming or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns, shall fail to pay all taxes and assessments, upon the said premises when the same shall first become payable, then the said Mortgagee, its successors and assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves

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