

GREENVILLE CO. S. C.

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VCL 1469 PAGE 349

DONNIE S. BANKERSLEY
R.M.C.

MORTGAGE

(Participation)

This mortgage made and entered into this 31st day of May 1979, by and between Edwin E. Ritts, Jr. and Susan S. Ritts

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

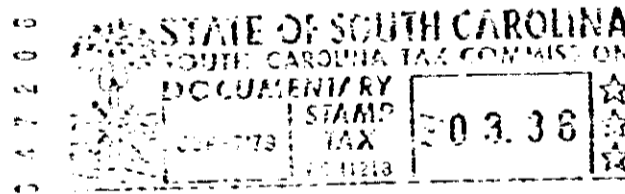
(hereinafter referred to as mortgagee), who maintains an office and place of business at P. O. Box 608, Greenville, S. C. 29602

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 in the County of Greenville, State of South Carolina in that section known as Sans Souci on the east side of North Franklin Road and being known and designated as Lot No. 4 of Subdivision of Perry Property, which plat of same is recorded in the RMC Office for Greenville County, S. C. in Plat Book I, Page 150, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of North Franklin Road at the joint corner of Lots Nos. 3 and 4 and runs thence along the line of Lot No. 3 N. 68-45 E. 213.1 feet to an iron pin; thence along the line of Lot No. 6 S. 9-26 E. 74.5 feet to an iron pin; thence along the line of Lot No. 5 S. 68-45 W. 197.8 feet to an iron pin on the east side of North Franklin Road; thence along North Franklin Road N. 21-23 W. 72 feet to the beginning corner.

This is the same property conveyed to the Mortgagors by deed of John Harrison Link dated April 11, 1975 and recorded on April 11, 1975 in the RMC Office for Greenville County, S. C. in Deed Book 1016 at Page 689.



GCTC

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 May 31, 1979 in the principal sum of \$ 8,400.00 signed by Edwin E. Ritts, Jr. and Susan S. Ritts in behalf of Curator's Choice.

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