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## MORTGAGE (Participation)

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This mortgage made and entered into this 11th day of July 1980 , by and between Carroll L. Stone and Barbara H. Stone

(hereinaster referred to as mortgagor) and

Southern Bank & Trust Company

(hereinafter referred to as

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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, situate on the Southeast side of Pimlico Road, in the City of Greenville, shown as Lot No. 448 on Plat of Section D of Gower Estates, made by R. K. Campbell and Webb Surveying & Mapping Co., May 1964, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book RR at Pages 192 and 193, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Pimlico Road at the joint front corner of Lots 447 and 448 and runs thence along the line of Lot 447 S. 36-14 E., 126.5 feet to an iron pin; thence S. 62-33 W., 140 feet to an iron pin; thence N. 26-47 W. 65.3 feet to an iron pin; thence N. 30-13 W. 97.9 feet to an iron pin on the Southeast side of Pimlico Road; thence along Pimlico Road N. 86-05 E. 65 feet to an iron pin; thence still along Pimlico Road N. 73-13 E. 65 feet to the beginning corner.

This being the same property conveyed unto Carroll L. Stone by deed from Conyers & Gower, Inc., recordeed in Deed Book 771 at page 589, on the 23rd day of April, 1965, in the R.M.C. Office for Greenville County, S. C.

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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 there—this belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of control of the described property (provided, however, that the mortgagor control of 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 July 11, 1980 in the principal sum of \$ 350,000.00 , signed by President and Secretary In behalf of Greenville Textile Supply Co. Inc.

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