

FILED 12/21

FILED
S. C.
JUL 18 PM '80
GREENVILLE

MORTGAGE

(Participation)

BOOK 1507 PAGE 495

0495

This mortgage made and entered into this 11th day of July 1980, by and between Steve A. Forrester and Elaine C. Forrester (hereinafter referred to as mortgagor) and Southern Bank & Trust Company

(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, Oneal Township, about three miles northwest of Greer, on the north side of Brookdell Drive, being known and designated as all of Lot No. 1 of Brookdale Estates, as shown on survey or same for B. Frank Bishop, dated August 6, 1973, by John A. Simmons, Surveyor, and recorded in Plat Book 4-X at page 77, R.M.C. Office for said County and State, reference to which is hereby made for a more complete description as to metes and bounds, courses and distances.

This being the same property conveyed unto Steve A. Forrester by deed recorded in the R.M.C. Office for Greenville County, S. C. in Deed Volume 1031 at page 782, recorded the 19th day of February, 1976.

SC10
JUL 11 1980 1458

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 July 11, 1980 in the principal sum of \$ 350,000.00, signed by President and Secretary in behalf of Greenville Textile Supply Co. Inc.

4.0001

4328 RV.2