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R.M.C. WILMERSLEY
S.C.

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MORTGAGE

(Participation)

This mortgage made and entered into this 29th day of June 19 81, by and between Donald G. Gregg and Sunshine House Inc. of Greenville (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 Bankers Trust Plaza, Greenville, S. C.

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 of lot of land located in the City and County of Greenville, State of South Carolina, containing approximately 1.42 acres, as shown on plat for Lawrence E. McNair dated March 5, 1978 by W. R. Williams, Jr., R.L.S., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Rutherford Road at the corner of property now or formerly of Jones and running thence N. 51-49 W. 238.5 feet to an old iron pin at the right-of-way of Wedgewood Drive; thence N. 51-30 W. 54.8 feet to right-of-way of Wedgewood Drive and property now or formerly of Graves; thence N. 36-30 W. 119.8 feet to an old iron pin on line of property now or formerly of Graves; thence N. 63-30 E. 87.5 feet to an old iron pin; thence with line of Tinsley S. 71-16 E. 127.8 feet; thence continuing with line of Tinsley S. 63-34 E. 257 feet to an iron pin on right-of-way of Rutherford Road; thence with Rutherford Road S. 38-23 W. 205.8 feet to point of beginning.

This being the same property conveyed to Donald G. Gregg by deed of Lawrence E. McNair dated February 1, 1980 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Volume 1120 at Page 42.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
\$ 70.00
JUN 29 1981

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 June 29, 1981 in the principal sum of \$ 175,000.00, signed by Donald Gregg, President in behalf of Sunshine House of Greenville, Inc.

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