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GREENVILLE S.C. 11-29-83

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DONNIE S. FANKERSLEY
R.M.C.
MORTGAGE
(Participation)

This mortgage made and entered into this 1ST day of MARCH, 1983, by and between WILLIAM R. DONOVAN AND LYNNETTE K. DONOVAN (hereinafter referred to as mortgagor) and SOUTHERN BANK AND TRUST COMPANY (hereinafter referred to as mortgagee), who maintains an office and place of business at POST OFFICE BOX 1329, EAST NORTH STREET, GREENVILLE, SOUTH CAROLINA 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, being described as follows:

ALL that piece, parcel or lot of land being known and designated as Lot No. 50 of a subdivision known as "Pebblecreek, Phase 1", as shown on plat thereof prepared by Enwright Associates, Engineers, dated October, 1973, and recorded in the RMC Office for Greenville County, in Plat Book 5-D, at Pages 1-5, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Whittlin Way, joint front corners of Lots 50 and 51, and running thence with the joint line of said lots, S. 81-42 W. 201.9 feet to an iron pin at the rear corner of Lot No. 43; thence with the rear line of Lots 43, 44, 45, 46, 47 and 48, the following courses and distances: S. 82-06 W. 35.92 feet, N. 35-18 W. 50.05, N. 1-30 E. 15.5 feet, N. 24-26 E. 26.7 feet, N. 77-23 E. 28.1 feet and N. 89-55 E. 21.8 feet to an iron pin at the corner of Lot No. 49; thence with Lot No. 49, N. 88-00 E. 22.6 feet to an iron pin and continuing with the line of Lot No. 49, N. 66-30 E. 178 feet to an iron pin on the Western side of Whittlin Way; thence with Whittlin Way, S. 8-08 E. 125.7 feet to the point of beginning.

THIS is the same property conveyed to the Mortgagors herein by deed of Franklin Enterprises, Inc., dated April 28, 1976, and recorded in the RMC Office for Greenville County in Deed Book 1035 at Page 427 on April 28, 1976.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
MARCH 1983
39.80

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 MARCH 1, 1983, in the principal sum of \$ 97,000.00 signed by William R. Donovan and Lynnette K. Donovan in behalf of William R. Donovan, DDS.

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