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MORTGAGE

(Participation)

This mortgage made and entered into this 14th day of February 1980, by and between J. V. WILLIAMS

(hereinafter referred to as mortgagor) and COMMUNITY BANK of Greenville, South Carolina

(hereinafter referred to as mortgagee), who maintains an office and place of business at 416 East North Street, 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:

ALL that certain piece, parcel or tract of land situate, lying and being on the Northwestern side of Ramseur Court, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to plat entitled "Property of Vardry D. Ramseur, Sr.", dated January 5, 1960, prepared by Piedmont Engineering Service, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book AA at Page 113, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Ramseur Court at the joint corner of the premises herein described and property now or formerly of Ramseur Fuel Oil Company and running thence with the Northwestern side of Ramseur Court, N. 24-00 W., 175.1 feet to an iron pin; thence N. 24-00 W., 114.0 feet to an iron pin in the line of property now or formerly of Greenville Municipal Airport; thence with the line of property now or formerly of Greenville Municipal Airport, N. 88-00 W., 222.5 feet to an iron pin in the line of property now or formerly of Seaboard Coast Line Railroad Company; thence with the line of property now or formerly of Seaboard Coast Line Railroad Company, S. 24-00 E., 114.0 feet to an iron pin; thence continuing with the line of property now or formerly of Seaboard Coast Line Railroad Company, S. 24-00 E., 272.9 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of Ramseur Fuel Oil Company; thence with the line of property now or formerly of Ramseur Fuel Oil Company, N. 66-00 E., 200.0 feet to the point of beginning.

ALSO: ALL that certain piece, parcel or strip of land being sixty (60) feet wide, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, adjoining the above described premises on the Southwestern side thereof and being more particularly described as follows:

BEGINNING at a pin at the Southwestern corner of the above described premises and running thence S. 66-00 W., 60 feet to a point; thence N. 24-00 W., 432 feet, more or less, to a point in the Southern property line of Greenville Municipal Airport; thence with the line of said Greenville Municipal Airport property, S. 88-00 E., 75 feet, more or less, to an iron pin; thence with the line of the premises hereinabove described, S. 24-00 E., 386.9 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Universal Manufacturing and Supply Company, Inc., recorded in the Greenville County RMC Office in Deed Book 1029 at Page 538 on December 31, 1975. 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 February , 1980 in the principal sum of \$ 500,000.00 , signed by Jimmy V. Williams in behalf of Universal Services of South Carolina, Inc.

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