

RECORDED
S.C.
JUN 11 '80
W. ELLIS BEDDINGFIELD, JR.

BOOK 1504 PAGE 731

MORTGAGE

(Participation)

This mortgage made and entered into this 6th day of JUNE 19 80, by and between ALAN S. GILL

(hereinafter referred to as mortgagor) and THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA (hereinafter referred to as mortgagee), who maintains an office and place of business at Greer, South Carolina PO Box 326, Greer, SC 29651

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 lot of land with the buildings and improvements thereon, lying and being on the southerly side of Buist Avenue, in the City of Greenville, S. C., being known as part of Block F, plat of BUIST CIRCLE recorded in Plat Book G at page 10 and also shown as an unnumbered lot on a revised plat of property of W. L. Cassaway, dated June, 1928 and recorded in the RMC Office for Greenville County, S.C., in Plat Book I, page 80, and having, according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin which is S. 79-25 E. 315 feet from the intersection of Townes Street and Buist Avenue and running thence with the southerly side of Buist Avenue S. 79-25 E. 60 feet to corner of property now or formerly owned by L. O. Patterson; thence S. 10-28 W. 160.4 feet to an iron pin in rear line of Lot 1; thence with line of Lot 1, N. 78-52 W. 60 feet to an iron pin; thence N. 10-28 E. 159.8 feet to an iron pin, the point of beginning.

This is the same property conveyed to mortgagor by Maudie Cantrell, Leonard Stephen Cantrell and Patricia Ann C. Strobel by deed dated 11/6/72 recorded in deed vol. 961 page 131 of the RMC Office for Greenville County, S. C.

This mortgage is junior in lien to that certain mortgage held by First Federal Savings and Loan Association in the amount of \$13,250.00 recorded 11/22/72 in vol. 1258 page 285 of the RMC Office for Greenville County, S. C.

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 6, 1980 in the principal sum of \$ 63,700.00 signed by Alan S. Gill, W. Ellis Beddingfield, Jr. in behalf of ABC FIRE EXTINGUISHER SALES & SERVICE, INC.

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