

1514 695

FILED
GREENVILLE S.C.
SEP 5 1 11 PM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

(Participation)

This mortgage made and entered into this 5th day of September 1980, by and between Kate I. Edwards

(hereinafter referred to as mortgagor) and

Southern Bank & Trust Company

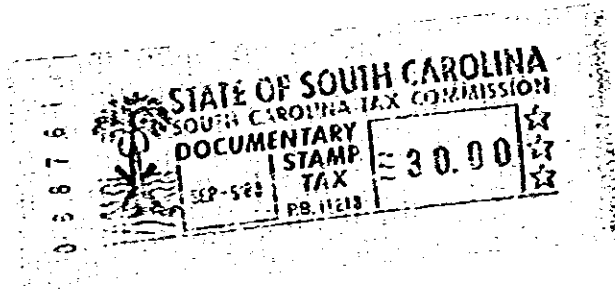
(hereinafter referred to as

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 ~~on the Western side of Bennett Street and being shown as Lot Number 4, on a plat of property of J. S. O'Neill et al dated May 1927 prepared by Dalton & neves recorded in Plat Book G at page 156 in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds:~~

BEGINNING at an iron pin on the western side of Bennett Street at the joint corners of Lots 3 and 4 and running thence with Lots 1, 2 and 3, N. 70-47 W. 173 feet to an iron pin at the corner, rear corner of Lots 1 and 4; thence N. 27-00 E. 69.9 feet to an iron pin; thence S. 84-27 E. 132.5 feet to an iron pin on Bennett Street; thence with said Street, due South, 104 feet to the point of beginning.

This being the same property conveyed by deed from John H. Edwards unto Kate I. Edwards on the 5th day of September, 1980, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1132 at Page 621.



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 September 5, 1980 in the principal sum of \$ 75,000.00, signed by John H. Edwards, and Kate I. Edwards in behalf of Edwards Drug Store, Inc., d/b/a Woodlawn Pharmacy

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