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DONNIE TANKERSLEY  
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BOOK 1554 PAGE 426

# MORTGAGE

(Participation)

This mortgage made and entered into this 1st day of October, 19 81, by and between G & M Corporation

(hereinafter referred to as mortgagor) and Piedmont Federal Savings and Loan Association of Spartanburg

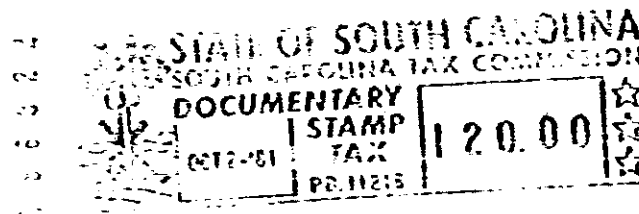
(hereinafter referred to as mortgagee), who maintains an office and place of business at 1461 East Main Street, Post Office Box 18270, Spartanburg, South Carolina, 29318.

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 lot of land in the County of Greenville, South Carolina, on the north side of West Main Street (Old U. S. Highway No. 29), in Taylors, shown on plat entitled "Property of W. W. Wilkins" made October 4, 1968, by C. O. Riddle:

Beginning at an iron pin on the north side of West Main Street (Old U. S. Highway No. 29) corner of property of Edna Andrea Alewine and running with the line of said property N. 9-03 W. 373.6 feet to an iron pin on the southeast side of the right-of-way of Super Highway (New U. S. Highway No. 29); thence with the southeast side of said Highway, N. 52-36 E. 23.8 feet to iron pin; corner of property of J. H. Alewine Estate; thence with the line of said property S. 66-57 E. 93.3 feet to iron pin; thence continuing with the line of said property S. 66-47 E. 127.2 feet to an iron pin, corner of property of Myrtle T. Alewine; thence with the line of said property S. 9-34 E. 263.5 feet to iron pin on the north side of West Main Street (Old U. S. Highway No. 29); thence with the north side of said street, S. 80-36 W. 105 feet to an iron pin; thence continuing S. 79-09 W. 105 feet to the beginning corner.

This is the same property as that property conveyed to G & M Corporation by deeds from Virginia H. Gibson, Joe D. Gibson and William M. Morgan to be recorded herewith.



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 October 1, 1981 in the principal sum of \$ 300,000.00, signed by Virginia H. Gibson, President, in behalf of G & M Corporation

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