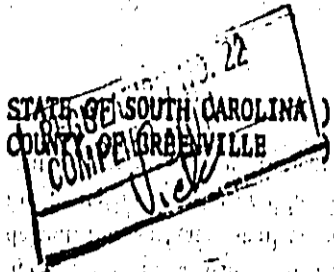


FILED  
GREENVILLE, CO. S. C.

BOOK 1267 PAGE 495



FEB 22 10 04 AM '77

DOHNIE S. TANKERSLEY

**MORTGAGE**  
(Direct)

This mortgage made and entered into this \_\_\_\_\_ day of \_\_\_\_\_  
19\_\_\_\_, by and between JAMES E. WILLIAMS, d/b/a SIR EDWARDS and ANNETTE S. WILLIAMS

(hereinafter referred to as mortgagor) and the Administrator of the Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at 1801 Assembly Street, Columbia, 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 lot of land in Greenville County, State of South Carolina, being known as Lot No. 3 on a plat of Dreher Colony and recorded in the RMC Office for Greenville County, S. C., in Plat Book FFF at Page 41 and a recent survey entitled "Property of James E. Williams and Annette S. Williams" prepared by Carolina Engineering and Surveying Company dated August 26, 1969.

According to said plat, this lot fronts 54.3 feet and 21 feet on the westerly side of Old Augusta Road with a depth of 151.6 feet on one side and a depth of 160.5 feet on the other side and being 61.5 feet across the rear.

This is the identical property conveyed to James E. Williams and Annette S. Williams by Robert L. Perry, III and recorded in Volume 876 at page 46, with Greenville County R.M.C. September 16, 1969.

In addition to said real property, this mortgage also covers and includes all other real property owned by the mortgagor and used or kept for use in connection with the business of the mortgagor, including all such other real property which may be hereafter acquired by the mortgagor for such use. 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 \_\_\_\_\_ in the principal sum of \$ 11,000.00, signed by James E. Williams, Individually and d/b/a Sir Edwards and Annette S. Williams.