

FILED
GREENVILLE CO. S. C.
JUL 22 3 03 PM '74
DONNIE S. TANKERSLEY
R.H.C.

THIS IS A DEBT DUE THE UNITED STATES; THERE-
FORE NO DOCUMENTARY STAMPS REQUIRED.

BOOK 1317 PAGE 321

MORTGAGE (Direct)

This mortgage made and entered into this 19th day of July
1974, by and between James H. Riddle and Elizabeth H. Riddle

(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 / and Denver, Colorado

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Austin Township, Greenville County, State of South Carolina, being known and designated as part of Lot No. 117 in the subdivision known as Eastdale, plat of said subdivision being recorded in the R. M. C. Office for Greenville County in Plat Book YY at pages 118-9 and being more fully described as follows:

Beginning at an iron pin on the south side of Elm Drive, Joint corner with Lot No. 116 and running thence along said Lot, S 15-12 W 190.2 Feet to an iron pin; thence S 71-32 E 50 feet to an iron pin; thence N 15-12 E 193 feet to an iron pin on Elm Drive; thence along said Drive, N 74-48 W 50 feet to beginning corner.

Also: Lot No. 116 of said Eastdale subdivision and more fully shown on above stated plat of said subdivision, of record in the R. M. C. Office for Greenville County and more fully described as follows:

Beginning at an iron pin on the south side of Elm Drive, joint corner with Lot No. 115 and running thence along said Lot, S 15-12 W 185 feet to an iron pin; thence S 71-15 E 82.1 feet to an iron pin; thence S 71-15 E 18 feet to an iron pin; thence N 15-12 E 190.2 feet to an iron pin on Elm Drive; thence N 74-48 W 100 feet to the beginning point.

The above property is subject to the attached covenants for said Eastdale subdivision recorded in Deed Books 668 and 799 at pages 395 and 469 respectively and to a first mortgage given to Carolina Federal Savings and Loan, of record in Mortgage Book 1240 at page 197 in the R. M. C. Office for Greenville County, dated July 5, 1972 and recorded on July 7, 1972 and all easements existing of record prior to the attachment of said mortgage .

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 July 19, 1974, in the principal sum of \$ 12,000.00, signed by James H. Riddle, Elizabeth H. Riddle, David K. Page in behalf of James H. Riddle, Elizabeth H. Riddle, David K. Page and d/b/a Geometric Tool and Machine Company.

SBA Form 927 (3-73) Previous Editions are Obsolete.

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