



THIS IS A DEBT DUE THE UNITED STATES;
THEREFORE NO DOCUMENTARY STAMPS REQUIRED.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

(Direct)

This mortgage made and entered into this 25th day of July
1974, by and between JAMES L. TURNER, d/b/a JIMI'S MINI MART

(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 of that lot of land in the County of Greenville, State of South Carolina, in Bates Township, containing approximately 3.5 acres, more or less, as shown on plat entitled "Annie D. Burnette" recorded in the R.M.C. Office for Greenville County in Plat Book 4-K, at page 41, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of S. C. Highway 414 at the corner of Paul C. Cox, and running thence along the center of said Highway, N 63-30 E 204 feet to an iron pin; thence N 57-45 E 155 feet to an iron pin; thence along the property of Elizabeth W. Walker, conveyed to her in Deed Book 779, at page 447, as shown in Plat Book KKK, at page 79; thence S 49-30 E 394.7 feet to an iron pin; thence along Elizabeth W. Walker, S 52-45 W 385.8 feet to an iron pin; thence along Paul C. Cox, N 37 W 155 feet to an iron pin; thence N 71-33 W 100 feet to an iron pin; thence N 37-20 W 183 feet to the point of beginning and being the same conveyed to me in Deed Book 917, at page 369; and, Deed Book 951, at page 613.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

This is the identical property conveyed to mortgagor by Jessie D. Shortt and recorded August 24, 1973 in Book 389 at page 982, records of Greenville County, and is subject to a prior lien of approximately \$26,000 to Mrs. Jessie D. Shortt, Ft. Worth, Texas.

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 25, 1974 in the principal sum of \$ 4,000.00 signed by JAMES L. TURNER, Individually and d/b/a JIMI'S MINI MART and ROSI W. TURNER

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