

This is a debt due the United States; therefore, documentary stamps not required.

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S. D. A.

MORTGAGE

(Direct)

This mortgage made and entered into this 8th day of February 1975, by and between James Wallace Mann and Judith B. Mann

(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

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, situate, lying and being on the Western side of Birchbark Drive in Greenville County, South Carolina, being shown and designated as Lot No. 23 on a plat of Section 2, of PARKDALE, made by C. O. Riddle, RLS, dated May 25, 1965, and recorded in the RMC Office for Greenville County, S. C. in Plat Book BBB, Page 121, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Western side of Birchbark Drive at the joint front corner of Lots Nos. 22 and 23, and running thence along the common line of said Lots, S 46-05 W 100.6 feet to an iron pin; thence S 87-17 W 188.4 feet to an iron pin; thence along the line of Lot No. 20, N 21-30 W 127.9 feet to a point on the line of property now or formerly owned by Milton A. Burdine; thence along the line of property N 65-42 E 279.4 feet to an iron pin on Birchbark Drive; thence with the curve of the cul de sac of Birchbark Drive, the chord of which is S 27-02 W 53.5 feet to an iron pin; thence continuing with the curve of the cul de sac of said Drive, the chord of which is S 40-25 E 57.4 feet to an iron pin; thence along the Western side of Birchbark Drive, S 32-10 E 75.2 feet to an iron pin, the beginning corner.

This is the same property conveyed to the Mortgagor by deed recorded in Deed Book 873 at Page 538 in the RMC Office for Greenville County.

This mortgage is second and junior in lien to that mortgage of James Wallace Mann to Carolina Federal Savings & Loan Association recorded in Real Estate Mortgage Book 1133 at Page 569 in the RMC Office for Greenville County.

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 February 8, 1975, in the principal sum of \$ 15,000.00 signed by James Wallace Mann and Judith B. Mann in behalf of Mann Anchor Company

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

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