

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

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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1360 PAGE 210

# MORTGAGE

(Direct)

This mortgage made and entered into this 26th day of January,  
19 76 , by and between Sandra P. Page

(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

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 :

On the Northwestern side of Wedgewood Avenue being shown as Lot #2, Section "F" of Croftstone Acres on plat recorded in Plat Book 5 at Pages 78 and 79 in the R. M. C. Office for Greenville County and having according to said plat the following courses and distances, to-wit:

BEGINNING at an iron pin on the Northwestern side of Wedgewood Avenue at the joint front corner of Lots 1 and 2 and running thence along the joint line of said lots N. 7-30 W. 175 feet to an iron pin; thence N. 64-28 E. 75 feet to an iron pin at the joint corner of Lots 2 and 3; thence along the joint line of said lots S. 7-30 E. 175 feet to an iron pin on the Northwestern side of Wedgewood Avenue; thence with said Avenue S. 64-28 W. 75 feet to the point of beginning.

This being a third mortgage lien upon the premises , being subject to a first mortgage given to Collateral Investment Company as recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 1099 at Page 519 , also subject to a second mortgage given to First Piedmont Bank & Trust, Greenville, S. C., as recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 1326 at Page 489.

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 January 26, 1976 , in the principal sum of \$ 15,000.00, signed by Ronald Mitchell Page as President and as Secretary, in behalf of Berea Food Store, Inc.

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

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