

MAIL TO
CADDY & DEVELOPMENT
P. O. BOX 1000
GREENVILLE, S. C.

GREENVILLE CO. S. C. SBA LOAN NO. L-775918 10 04-COLA

MAR 13 3 04 PM '76
DOCKME & TANNER SLEI
A. H. C.

1182-1710

MORTGAGE

(Direct)

This mortgage made and entered into this 17th day of February 19 76, by and between Charles A. Gossett and Minnie R. Gossett

(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 piece, parcel or lot of land situate, lying and being on the northern side of Fairhaven Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 233 as shown on a plat of Orchard Acres, Section 4, prepared by Piedmont Engineers and Architects, dated May 1963 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YY, at Page 115, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of Fairhaven Drive at the joint front corner of Lots Nos. 232 and 233 and running thence with the line of Lot No. 232 N. 3-21 W. 235 feet to a point in a creek; thence with the creek as the line N. 74-32 E. 92 feet to an iron pin at the joint rear corner of Lots Nos. 233 and 234; thence with the line of Lot No. 234 S. 3-21 E. 254.3 feet to a iron pin on the northern side of Fairhaven Drive; thence with the northern side of Fairhaven Drive N. 86-39 W. 90 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed from William Earl West and Shirley L. West recorded in the R.M.C. Office for Greenville County in Deed Book 971, at Page 378.

THIS MORTGAGE IS JUNIOR AND SECOND IN LIEN TO A MORTGAGE FROM CHARLES A. AND MINNIE R. GOSSETT TO CAROLINA FEDERAL SAVINGS & LOAN ASSOCIATION IN THE ORIGINAL SUM OF \$24,800.00 DATED MARCH 29, 1973, RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN MORTGAGE BOOK 1271, AT PAGE 69.

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 March 19, 1976 in the principal sum of \$100,000.00 signed by Charles A. Gossett, President in behalf of Masonry Contractors Corporation and guaranteed by Charles A. and Minnie R. Gossett.

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

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