

FILED
GREENVILLE, CO. S. C.

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DEC 20 10 48 AM '76
"THIS IS A DEBT DUE THE UNITED STATES. NO DOCUMENTARY STAMPS REQUIRED".

DOYNE S. TANKERSLEY
F.M.S.B.A. LOAN NO. L-816532 10 03-COLA

MORTGAGE

(Direct)

This mortgage made and entered into this 14th day of December
1976, by and between Buford H. Worthy, Jr. and Jean H. Worthy

(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 29201

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 lying in the State of South Carolina, County of Greenville, shown as Lot 53 on plat of Rosedale Subdivision, recorded in Plat Book WW at page 472 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by William D. Brooks by deed recorded June 8, 1972 in Deed Book 945 at page 642.

This mortgage is junior in lien to a mortgage given by the mortgagors herein to FirstFederal Savings and Loan Association, recorded in Mortgage Book 1236 at page 496, on June 8, 1972 in the original amount of \$26,000.00, having a present balance due of \$24,919.59.

The property encumbered hereby is subject to restrictions recorded in Deed Book 659 at page 245.

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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.

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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 December 14, 1976 in the principal sum of \$ 17,000.00 signed by Buford H. Worthy, Jr., Individually and d/b/a. WORTHY MANUFACTURING COMPANY

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

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