

THIS IS A DEBT DUE THE UNITED STATES:
THEREFORE, NO DOCUMENTARY STAMPS REQUIRED

APC-834915 10 05-COLA

1411 842

FILED
GREENVILLE CO. S. C. **MORTGAGE**
SEP 3 11 22 AM '77 (Direct)

WILLIAM S. JANKERSLEY
This mortgage made and entered into this 21 day of September
19 77, by and between Industrial Realty Co., Inc.

(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 :

That real property in the County of Greenville, State of South Carolina, shown on the sheets attached hereto and made a part hereof.

This mortgage is junior in rank to the mortgage executed by Industrial Realty Co., Inc. to Fidelity Federal Savings and Loan Association, dated October 22, 1971, recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1211, Page 157, in the original amount of \$90,000.00.

For encumbrances, see attached sheet.

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 21 September, 1977 in the principal sum of \$265,000.00, signed by INDUSTRIAL SCRAP, INC., by Gerald P. Rosenberg, its President and attested by Gail Rosenberg, its Secretary.

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