

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

L-834949 10 02 COLA

FILED
GREENVILLE CO. S. C.
NOV 15 12 54 PM '77
BONNIE S. TANKENSLEY
R.M.C.

BOOK 1415 PAGE 782

MORTGAGE

(Direct)

This mortgage made and entered into this 26 day of October,
19 77, by and between CALVIN L. AND PEGGY B. FARMER

(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 lot of land with the buildings and improvements thereon situate on the south side of Seminole Drive and the east side of Sellwood Circle, near the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 5 on Plat of Section 1 of Westwood Subdivision, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-F at Page 21 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Seminole Drive at the joint corner of Lots 5 and 6 and runs thence along the line of Lot 6 S. 0-21 W. 145 feet to an iron pin; thence S. 89-16 W. 120.3 feet to an iron pin on the east side of Sellwood Circle; thence along Sellwood Circle N. 0-21 E. 121.5 feet to an iron pin at the intersection of Sellwood Circle and Seminole Drive; thence with the intersection of said circle and drive N. 45-12 E. 35.5 feet to an iron pin on the south side of Seminole Drive; thence along Seminole Drive S. 89-56 E. 95 feet to the beginning corner.

This being the same property acquired by deed ^{OF BUILDERS and DEVELOPERS, INC.} dated 9/17/70 and recorded in the R.M.C. Office for Greenville County on 9/22/70 in Deed Book 899 at page 57.

This mortgage is junior in lien to a mortgage given to the United States of America acting through the Farmers Home Administration in the original amount of \$16,700.00, dated September 22, 1970, and recorded in the R.M.C. Office for Greenville County, in Mortgage Book 1167 at page 211.

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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.

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 _____, in the principal sum of \$ 120,000.00, signed by DELTA ELECTRIC SUPPLY, INC. by its President ~~xxxxxxx~~ Calvin Farmer, and attested by its Secretary C. Lynn Farmer.

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