

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

GREENVILLE CO. S. C.

OCT 15 12 54 PM '77

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DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE

(Direct)

This mortgage made and entered into this 26 day of October
19 77, by and between MARY 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 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 lot of land situate on the Southwest side of county road leading to Greenville, about 7 miles southeast of the Greenville County Courthouse, in Greenville County, South Carolina; being shown as a portion of Tract #3, on plat of property of G.S. Hamby Estate made by W.A. Adams, Surveyor, December 30, 1915, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of a county road leading to Greenville, said pin being 560 feet northwest of a point in the center of a county road lying between the property owned or formerly owned by Mary H. Butler and Wealthy H. Green, and running thence along the road to Greenville, N. 65-1/2 W. 210 feet to an iron pin; thence turning at a right angle and running in a southwest direction 210 feet to an iron pin; thence S. 65-1/2 E. 210 feet to an iron pin; thence again turning at a right angle and running in a northeast direction 210 feet to an iron pin on the southwest side of the road leading to Greenville, the beginning corner, and contains one acre, more or less.

This being the same property acquired by deed ^{OF MARY H. BUTLER} dated 3/21/53 and recorded in the R.M.C. Office for Greenville County on 3/23/53 in Deed Book 475 at page 20.

This mortgage is junior in lien to a mortgage given to First Federal Savings & Loan Association dated March 15, 1972, in the original amount of \$13,200.00, and recorded in Mortgage Book 1222, page 404, R.M.C. Office for Greenville County.

This mortgage is also junior in lien to a mortgage given to Southern Bank & Trust Company dated February 17, 1977, in the original amount of \$12,071.76, and recorded in the R.M.C. Office for Greenville County, in Mortgage Book 1389, page 491.

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 ~~xxxxxx~~ Calvin Farmer, and attested by its Secretary, C. Lynn Farmer.

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