

"THIS IS A TEST FOR THE UNITED STATES. NO DOCUMENTARY TAXES REQUIRED."

SBA LOAN NUMBER (F) DL-E 900371 10 04 COLA

MORTGAGE

(Direct)

This mortgage made and entered into this 21st day of November, 1977, by and between Maurice B. Henson, Sr.

(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 certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, in Highland Township, and being known and designated as Tract No. 6 according to a plat made for B. D. Henson by J. Q. Bruce, Registered Surveyor, on March 12, 1963, and having the following metes and bounds, to-wit:

Beginning at an iron pin on Mt. Lebanon Church Road and proceeding thence N. 1 W. 1,951 feet to an iron pin; thence S. 88 W. 469 feet to an iron pin; thence S. 6 W. 1,115 feet to an iron pin; thence N. 73 W. 390 feet, more or less, to an iron pin; thence S. 6-37 E. 673 feet to an iron pin; thence S. 45-30 E. 825 feet to an iron pin on Mt. Lebanon Church Road; thence along said road, N. 43-40 E. 467.8 feet to the point of beginning. This tract contains 32.5 acres, more or less.

This is the same property as that conveyed to the Mortgagor herein by deed from Gertrude F. Henson, Mary Henson Cunningham and William J. Henson recorded in the RMC Office for Greenville County in Deed Book 898 at Page 306 on September 15, 1970.

The mailing address of the Mortgagee herein is 1801 Assembly Street, Columbia, South Carolina 29201.

This mortgage is junior in lien to that certain mortgage given by Maurice B. Henson, Sr., to Greer Federal Savings and Loan Association dated December 10, 1971 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1216 at Page 148.

GCTO

NO21 77
1510

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 \$20,000.00, signed by Maurice B. Henson, Sr., individually

3.50C1

4328 RV-23

0.30.4