

"THIS IS A DEBT FOR THE UNITED STATES. NO FUNDAMENTAL RIGHTS VIOLATED".

MORTGAGE

(Direct)

This mortgage made and entered into this 5th. day of December,
1977, by and between WILLIAM EDWARD COBLE, JR.

(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, S. C. 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, Fairview Township, State of South Carolina, containing 41.26 acres, in accordance with Plat made by C. O. Riddle dated August 18, 1953, and revised on July 29, 1964, and being more fully described, to-wit:

BEGINNING at a point in the center of a dirt road, said point being 23 feet from an iron pin at the corner of the property which is being retained by the Grantor which is located at the edge of said road, and running thence along the center of said road, S. 44-21 W. 61.8 feet to a point in the center of said dirt road; thence continuing along the center of said road the following courses and distances, to-wit: S. 55-37 W. 238 feet; S. 26-15 W. 448 feet; S. 45-13 W. 127.6 feet; S. 29-42 W. 109 feet; S. 20-02 W. 236.7 feet; S. 55-29 W. 201.2 feet; S. 32-45 W. 63.8 feet; S. 15-11 W. 256 feet; S. 1-19 W. 286 feet to a point in the center of creek; thence along the meanders of said creek, following traverses and distances, to-wit: N. 68-41 W. 105 feet; N. 55-25 W. 500 feet; N. 31-35 W. 516.8 feet to an iron pin near the intersection of the above mentioned creek with a branch; thence N. 30-57 E. 963.4 feet to an iron pin; thence N. 28-03 E. 760 feet to an iron pin; and running thence S. 71-27 E. 635.5 feet to an iron pin in the center of power line right-of-way; thence along said right-of-way and property of the Grantor, S. 26-25 W. 176.9 feet to a point; thence S. 57-25 E. 403.1 feet to an iron pin on the edge of said dirt road; thence 23 feet to a point in the center of said dirt road, being the point of beginning.

The lien of this mortgage is junior and subject to that mortgage to the Federal Land Bank of Columbia in the principal amount of \$102,000.00 recorded June 13, 1973 in REM Book 1281 at Page 429, RMC Office for Greenville County, South Carolina.

This is the same property conveyed to me by deed of Charles C. Tucker recorded August 12, 1964 in Deed Book 755, Page 191, RMC Office for Greenville County, South Carolina.

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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 \$ 125,000.00, signed by William Edward Coble, Jr., individually

in testimony whereof

SA Form 927 (3-72) Previous Editions are Obsolete.

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