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(F) DL-8-941990 10 00 0018

"THIS IS A DEBT DUE THE UNITED STATES. NO DOCUMENTARY STAMPS REQUIRED."

MORTGAGE

(Direct)

This mortgage made and entered into this 5th. day of December 19 77, 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 28.05 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a stake, joint corner of the 68 acre tract conveyed by the Grantor, to William Edward Coble, Jr. by deed dated August 29, 1974 and running thence along the joint line, S. 15-30 W., 716 feet to a stake; thence S. 75-30 E. 749 feet to a stone; thence S. 34-30 E. 1,216 feet to a stake; thence S. 75-0 E. 1,072.5 feet to a stake; thence N. 0-50 W. 111 feet to a stake; thence N. 47-00 W. 3,014 feet to a stake, the point of beginning.

The lien of this mortgage shall be junior and subordinate to the lien of that certain mortgage to Anderson Production Credit Association in the principal amount not to exceed \$300,000.00, recorded September 6, 1974 in REM Book 321 at Page 791 RMC Office for Greenville County, South Carolina and the lien of that certain mortgage to the Federal Land Bank of Columbia, recorded May 25, 1976 in the principal amount of \$150,000.00 recorded May 25, 1976 in REM Book 1368 at Page 466, RMC Office for Greenville County, South Carolina.

This being the property conveyed to me by deed of Mary Burdette Coble recorded September 6, 1974 in Deed Book 1006 at Page 291, RMC Office for Greenville County, South Carolina.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

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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 behalf of

3. SOCI
FHA Form 927 (3-73) Previous Editions are Obsolete.

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