

MORTGAGE

(Direct)

This mortgage made and entered into this 9th day of January
19 78, by and between Melvin McBride

(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 piece, parcel or lot of land in Greenville County, State of South Carolina, known and designated as Lots 26 and 27 and a portion of Lots 1 and 2, in Block B, of that certain subdivision known as Jefferson Heights, a plat of which is recorded in the RMC Office for Greenville County, in Plat Book "C" at pages 34 and 35. Reference to which is hereby made. This property is known as 113 Dime Street, as shown on Greenville County Tax Block System as Sheet 200, Block 8, Lots 1,2 and 50.

This being the same property deeded to Melvin McBride by Victoria Crosby and Ida R. Wright, Co-Executrices of Estate of Walter Wright, Sr., by deed dated February 1, 1978 and recorded herewith.

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 January 9, 1978 in the principal sum of \$ 25,000.00, signed by Melvin McBride, Individually and d/b/a ~~Melvin McBride~~ M & M QUIK SHOP and Yvonne McBride