

FILED
GREENVILLE CO. S. C.
OCT 2 11 43 AM '80
DONNE E. SANDERSLEY
R.M.C.

1048 00723

MORTGAGE

(Direct)

This mortgage made and entered into this 23 day of September 19 80, by and between Blondie Peoples

(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 1720 Peachtree Road, Atlanta, Georgia 30309

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, on the northwestern side of Mt. Zion Street, being known and designated as Lot No. 33 on a plat of the property of F. F. Beattie recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book C, at Page 236.

THIS conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This is the same property conveyed to the mortgagor herein by deed of Sylvester Golden, Sr., as Trustee, on August 20, 1980, and recorded in the R. M. C. Office for Greenville County in Deed Book 1131 at page 604.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
OCT 6 1980
STAMP
\$ 8.00

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 September 23, 1980 in the principal sum of \$20,000, signed by Blondie Peoples in behalf of Sparkle Professional Cleaning Service, Inc.

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

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