

THIS IS A DEBT DUE THE UNITED STATES;  
THEREFORE NO DOCUMENTARY STAMPS REQUIRED.  
GRANTOR'S O.S.C.

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DONNA J. TANNERSLEY  
R.M.C.

# MORTGAGE

(Direct)

This mortgage made and entered into this 16th day of October 19 81, by and between Robert C. Settles, individually and d/b/a Webb Funeral Home and Ruth E. Settles, (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 1835 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 of that lot of land in the City and County of Greenville, State of South Carolina, situate on the northern side of West Washington Street a short distance East of North Hudson Street, bounded on the West by Easterby Motor Co., Inc., and on the East by Robbins and Shell, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of West Washington Street at the corner of Easterby Motor Co., Inc., and running thence N. 27 E. 284 feet 5 inches to an iron pin on the southern side of Asbury Avenue (formerly John Street); thence along said Avenue, S. 45-15 E. 14 feet 8 inches to an iron pin; thence with said Avenue, S. 67 E. 63 feet 4 inches to an iron pin; thence along Shell and Robbins S. 27 W. 279 feet 2 inches to an iron pin on the north side of West Washington Street; thence with said Street, N. 67 W. 77 feet 10 inches to the point of beginning, and being the same conveyed to L. D. Webb by Ida Mae Cannon by deed recorded in Deed Volume 959, at Page 321.

ALL that certain piece parcel or lot of land, with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 419 on a plat of Revised Portion of Section 4, Bellemeade, February, 1964 by Dalton and Neves, Engineers, recorded in the RMC Office for Greenville County in Plat Book FFF at page 39. For a more complete description, Reference to said plat is craved.

ALSO, that triangular piece of land (adjoining Lot 419, Bellemeade, Pine Creek Court). BEGINNING at a point at the end of Pine Creek Court, going 144.8 feet along the side of Lot 419; thence 79.6 feet to the right, across back; thence 164.6 feet to the original point on Pine Creek Court, the point of beginning, same being conveyed to mortgagors on April 10, 1973, recorded in Deed Book 1042 at Page 321 in the RMC Office for Greenville County, South Carolina. Grantors Thomas S. and Janice P. Poteat.

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 October 16, 1981, in the principal sum of \$ 150,000.00, signed by Robert C. Settles, Individually and d/b/a WEBB FUNERAL HOME.

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