

FILED
GREENVILLE CO. S.C.

MAR 9 1 07 PM '83

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1597 PAGE 297

MORTGAGE

(Direct)

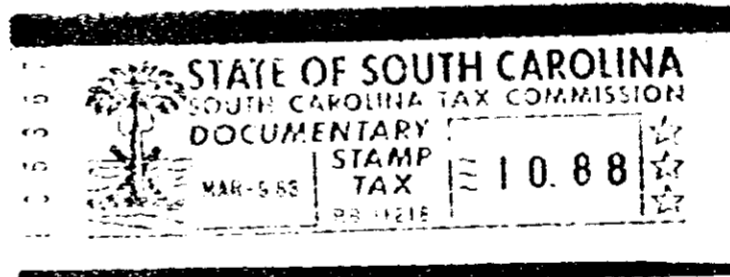
This mortgage made and entered into this 25th day of February 1983, by and between Donnie B. Fleming and Lollie G. Gibson

(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 St., P.O. Box 2786, Columbia, S.C. 29202-2786

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 of lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Chick Springs Township, on the Westerly side of Sandy Flats Road and being shown as that portion of the property of James C. Dawkins on a plat prepared by Campbell & Clarkson, Surveyors, on May 22, 1973, and further shown on a plat of property of James C. Dawkins, dated November 17, 1975 and prepared by Enwright Associates, Inc., and having according to said plat, metes and bounds, to wit: BEGINNING at a new spike in the center of Sandy Flats Road, also known as Highway No. 253, and running thence S. 3-59 W. 349.75 feet to a new spike in the center of said road; thence turning and running along the joint line of property herein and property now or formerly of Turner, S. 73-41 W. 28.58 feet to an iron pin; thence continuing along said line, S. 73-41 W. 52.72 feet to an iron pin; thence turning and running N. 6-51 W. 241.83 feet to an iron pin; thence turning and running N. 44-54 E. 185.83 feet to a spike in the center of Sandy Flats Road the point of beginning.

This being the same property acquired by Mortgagors by deed of the mortgagee dated February 25, 1983, and recorded in the RMC Office for Greenville County on MAR 09, 1983, Deed Book 1184 at Page 80.



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 February 25, 1983 in the principal sum of \$ 27,200.00, signed by Donnie B. Fleming and Lollie G. Gibson in behalf of the mortgagee.

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