

FILED  
GREENVILLE CO. S.C.  
OCT 14 1983  
DUNN & WATSON  
R.M.C.

# MORTGAGE

(Direct)

This mortgage made and entered into this 14<sup>th</sup> day of October 19 83, by and between GEORGE E. FINKELSTEIN and ELAYNE R. FINKELSTEIN

(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

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, with all buildings and improvements thereon, situate, lying and being on the northwestern side of Casselwood Street, now known as Bridgewood Avenue, in Greenville County, South Carolina, being shown and designated as Lot No. 68 on a plat of EDWARDS FOREST, SECTION NO. 2, made by Dalton & Neves, dated March 1957, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book RR, Page 21, reference to said plat being craved for the metes and bounds thereof.

The within mortgage is junior in lien to the following:

Mortgage from George E. Finkelstein and Elayne R. Finkelstein to First Federal Savings and Loan Association in the original amount of \$39,600.00 dated June 24, 1976 and recorded in the RMC Office for Greenville County, South Carolina, on June 24, 1976 in Mortgage Book 1371, Page 170.

Mortgage from George E. Finkelstein and Elayne R. Finkelstein to First Union Mortgage Corporation in the original amount of \$28,700.00 dated February 28, 1983 and recorded in the RMC Office for Greenville County, South Carolina, on March 8, 1983 in Mortgage Book 1597, Page 167.

The above described property is the same property conveyed to George E. Finkelstein and Elayne R. Finkelstein by deed of Robert L. Gardner and Linda Gardner dated June 24, 1976 and recorded in the RMC Office for Greenville County, South Carolina, on June 24, 1976 in Deed Book 1038, Page 532.

RECORDED IN THE COUNTY OF GREENVILLE SOUTH CAROLINA  
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STAMP 28.40

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 14, 1983, in the principal sum of \$ 71,000.00, signed by WOODSTONE PRODUCTS, INC., by its President and ~~XXXXXX~~ attested by its Secretary.

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