

FILED
GREENVILLE CO. S. C.

OCT 4 1 27 PM '72

ELIZABETH RIDDLE
R.M.C.

BOOK 1252 PAGE 155

MORTGAGE (Direct)

This mortgage made and entered into this 30th day of June
19 72, by and between Kenneth L. Turner

(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 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 certain piece, parcel or lot of land on the north side of Patti Drive, and being known and designated as Lot No. 21, Stanton Heights, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "RR" at page 167, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Patti Drive at the joint front corner of Lots Nos. 20 and 21, and thence with the joint lines of said lots N. 13-00 E. 234.1 feet to an iron pin; thence S. 72-30 E. 80.24 feet to an iron pin; thence S. 13-00 W. 227.9 feet to an iron pin on the northern side of Patti Drive; thence along the northern side of Patti Drive, N. 77-00 W. 80 feet to the point of beginning.

This Mortgage is junior and subordinate to a Mortgage in favor of C. Douglas Wilson & Company which is recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1009 at page 327 on the date of October 4, 1965, with said Mortgage being in the principal amount of Ten Thousand Five Hundred and No/100 (\$10,500.00) Dollars and having a current balance of approximately Eight Thousand Seven Hundred Twenty and No/100 (\$8,720.00) Dollars.

In addition to said real property, this mortgage also covers and includes all other real property owned by the mortgagor and used or kept for use in connection with the business of the mortgagor, including all such other real property which may be hereafter acquired by the mortgagor for such use. 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 June 30, 1972, in the principal sum of \$ 5,000.00, signed by Kenneth L. Turner, in behalf of Creative Communications, Incorporated