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GREENVILLE CO. S. C.

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COMMIC S. TANKERSLEY

## MORTGAGE (Direct)

H This mortgage made and entered into this 15th day of November 1976, by and between Carolina Plating & Stamping Co., Inc.

(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 1801 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: TRACT 1: ALL that certain piece, parcel or lot of land situate, lying and being in Greenville Township, County of Greenville, State of South Carolina and being described as follows:

DEGINNING at a stake on eastern side of White Horse Road (Old White Horse Road) on corner of lot now or formerly owned by Annie Lou Simpson; thence with Simpson's lot S. 76-10 E. 170 ft. to a stake; thence S. 9-30 W. 130 ft. to a stake; thence N. 77-35 W. 170 ft. to a stake on White Horse Road; thence with eastern side of White Horse Road N. 9-30 E. 110 ft. to the point of beginning.

This is the same property conveyed by deed of S. L. Huffman to the mortgagor herein by deed dated 9/2/71 and recorded in the RMC Office for Greenville County in Deed Book 924 at Page 377.

## TRACT 2:

ALL that certain piece, parcel or lot of land situate, lying and being in the Greenville Township, County of Greenville, State of South Carolina designated as Lot 51 on Plat of Property of Bertie E. Burns, prepared by R. E. Dalton and recorded in Plat Book G at Page 30 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of White Horse Road at joint front corner of lots 50 and 51; running thence along line of lot 50 S. 79-13 E. 295 ft. to an iron pin at branch; thence N. 30-20 E. 64.9 ft. to an iron pin; thence N. 79-01 W. 313 ft. to an iron pin on White Horse Road; thence running along White Horse Road S. 14-02 W. 62.5 ft. to the point of beginning.

This is the same property conveyed by deed of S. L. Huffman to the mortgagor herein on 2/5/49 by deed recorded in the RMC Office for Greenville County in Deed Book 372 at Page 255.

ALL that certain piece, parcel or lot of land situate, lying and being in the Greenville Township, County of Greenville, State of South Carolina on the eastern side of White Horse Road and designated as Lots 49 and 50 as shown on plat of property of Mrs. B. E. Burns dated August, 1925 and recorded in the RMC Office for Greenville County in plat book G at page 30 and having according to said plat the following metes and bounds, to-wit:

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 November 15, 1976, in the principal sum of \$ 150,000.00, signed by Sam L. Huffman, President, and Annaham Richard J. Irwin, Secretary, of CAROLINA PLATING & STAMPING CO., INC.

SB4 Form 927 (3-73) Previous Editions are Obsolete.

U.S. GOVERNMENT FRINTING OFFICE 1979-O-499-176

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