

THIS IS A DEBTIDUB THE UNITED STATES NO DOCUMENTARYSTAMPS REQUIRED.  
GREENVILLE CO. S. C.

Mar 20 3 42 PM '78

DORRIS S. TANKERSLEY  
R.M.C.

(F) DL-B 948776 10

03-COLA

BOOK 1426 PAGE 436

# MORTGAGE

(Direct)

This mortgage made and entered into this 20<sup>th</sup> day of March,  
19 78, by and between E. L. Martin, Jr.

(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 S.C. 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, Fairview Township, containing 100 3/4 acres, more or less, and being the greater portion of tract number 2 of the estate of T. J. Richardson, as shown on a plat made by W. A. Adams, Surveyor, in September, 1918, and being likewise the greater portion of a tract of land conveyed to B. W. Brooks by R. D. Jones by deed dated January 14, 1925 recorded in office of the RMC, Greenville County, in Deed Book 105, Page 135. Reference is hereby made to the Jones deed for description of the lands by courses and distances and metes and bounds. It is intended hereby to mortgage all of the lands described in that deed except for a 15-acre tract which was conveyed to E. J. Myers. Reference is made to the Myers deed for a course and distance description from which the excepted land may be specifically ascertained.

DERIVATION: Deed of B. W. Brooks dated February 27, 1947 and recorded February 27, 1947 in Deed Book 308 at Page 130.

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 Even Date,  
in the principal sum of \$9,800.00, signed by Edward L. Martin Jr. Individually  
XXXXXXXXXXXX

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