

FILED
GREENVILLE CO. S.
MORTGAGE
(Direct)

SEP 16 8 44 AM '81
DONNIE R. H. C. SNYDER
This mortgage made and entered into this 19th day of June August
19 81, by and between KATHERINE SNYDER BOLTON

(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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, in the State of South Carolina, County of Greenville, situate, lying and being on the northeast corner of East Washington Street and Toy Street, in the second ward of the City of Greenville and having the following metes and bounds according to a plat made by R. E. Dalton, February 1921:

BEGINNING at an iron pin on the northeast corner of East Washington Street and Toy Street and running thence with East Washington Street N. 69-58 E. 92 feet to an iron pin; thence N. 14-40 W. 212.1 feet to a stake on a ten-foot alley; thence with the said alley, S. 69-46 W. 92 feet to an iron pin on Toy Street; thence with the east side of Toy Street, S. 14-40 E. 211.8 feet to the beginning corner.

The above described property is the same property conveyed to Katherine Snyder Bolton by deed of Swirl, Inc., dated December 20, 1980, and recorded in the RMC Office for Greenville County, South Carolina, on December 29, 1980, in Deed Book 1139, Page 670.

The within Mortgage is junior in rank to that first Mortgage given to Fidelity Federal Savings & Loan Association (now American Federal Savings & Loan Association) dated December 19, 1980, and recorded December 29, 1980, in Mortgage Book 1528, Page 501, in the original amount of \$34,800.00, and to that second Mortgage given by Katherine Snyder Bolton to American Federal Savings and Loan Association, dated December 19, 1980, and recorded January 2, 1981, in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1529, Page 148, in the original amount of \$31,052.40.

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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 August 19, 1981, in the principal sum of \$ 47,500.00, signed by Kathy H. Bolton, Individually and d/b/a

LOOKING GOOD HAIR DESIGNS.

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