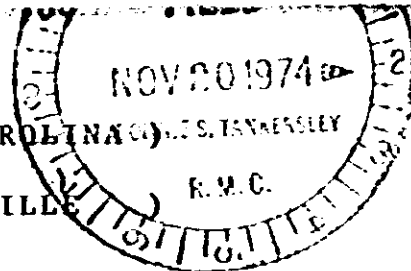


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



THIS IS A DEBT DUE THE UNITED STATES;
THEREFORE, DOCUMENTARY STAMPS NOT REQUIRED.

1974 NOV 28 63

MORTGAGE

(Direct)

RECEIVED
S.C.

NOV 18 74

This mortgage made and entered into this 11th day of November 19 74, by and between MAURICE FRANCIS LOW, d/b/a MIKE'S SNACK BAR and DONNIE M. LOW (Also 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 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 :

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot Number 15 in a subdivision known as Annissa Acres, as shown on plat entitled Annissa Acres, prepared by Jones Engineering Company, recorded in Plat Book 4-R at Page 63 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Emily Lane at the joint corner of Lots 14 & 15 and running thence with the common line of said lots, S 7-46 E 230 feet to an iron pin at the joint rear corner of said lots; thence S 82-14 W 110 feet to an iron pin at the joint rear corner of Lots 15 & 16; thence with the common line of said lots, N 7-46 W 230 feet to an iron pin on the Southern side of Emily Lane at the joint front corner of Lots 15 & 16; thence with Emily Lane, N 82-14 E 110 feet to an iron pin, the point of beginning.

This mortgage is given subject to existing lien in approximate amount of \$22,800 to Fidelity Federal Savings and Loan Association, which mortgage is recorded in Book 1294 at Page 519, Greenville County RMC Office on November 5, 1973.

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 11, 1974 in the principal sum of \$ 16,000.00, signed by Maurice Francis Low, Individually and d/b/a Mike's Snack Bar and Donie D. Low.

4328 RV-2