

"THIS IS A DEBT DUE IN THE UNITED STATES. NO DOCUMENTARY STAMPS REQUIRED:

GREENVILLE, CO. S.C.

1389 925

FEB 23 3 26 PM '77

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

(Direct)

This mortgage made and entered into this 15th day of February 19 77, by and between George E. Bomar

(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, and designated as the property of Davis Electric Company, as shown on a plat thereof prepared by Jones Engineering Service, dated March 1, 1971, and recorded in the R.M.C. Office for Greenville County in Plat Book 41 at page 91 and having the following meets and bounds:

BEGINNING at a point on Laurens Road at the joint corner of Lots 26 and 27 and running thence with a line of Lot 26 S. 34-19 W. 175 feet to line of Lot 46 N. 47-38 W. 107.1 feet to new line of Lot 28 and Lot 46 being the western line of Lot 28; thence N. 35-37 E. 159.4 feet to Laurens Road; thence S. 47-38 E. 102.6 feet to the beginning corner.

LESS, however, a strip 25' wide with parallel lines running back from Laurens Road to Lot 46 as shown by Deed of C. F. Putman and J. W. Putman to W. F. Harper, dated August 23, 1937, and recorded in the R.M.C. Office for Greenville County in Volume 200 at page 11.

Title to the Administrator, Small Business Administration was conveyed by the Deed of the Master in Equity for Greenville County, South Carolina, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1038, at page 537, on 6/24/76.

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 February 15, 1977, in the principal sum of \$ 52,500.00, signed by George E. Bomar, Individually.

in behalf of

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