

THIS IS A DEBT DUE THE UNITED STATES;
THEREFORE, NO DOCUMENTARY STAMPS REQUIRED.
GREENVILLE, CO. S. C.

L-ME-816507 10 00 COLA

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BOOK 1390 PAGE 538

CONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

(Direct)

This mortgage made and entered into this 16th day of February
19 77, by and between JOHN HENRY WARE & JULIET S. WARE

(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, City of Greenville, State of South Carolina; being known as Lot No. 16 as shown on plat of G. DeWitt Auld, recorded in the R.M.C. Office for Greenville County in Plat Book at Page 127. Reference thereto is craved for a detailed description herein.

THIS conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances, and restrictions or protective covenants that may appear of record on the recorded plat(s) or on the premises.

This is a junior mortgage, second in standing to the mortgage given by the grantors herein to the C. Douglas Wilson Company of Greenville, South Carolina and recorded in the R.M.C. Office for Greenville County at Mortgage Book 1163, Page 241.

THIS is the same property conveyed to the grantors herein by F. Brownlee South and Gladys A. South by deed dated August 13, 1970 and recorded in the R.M.C. Office for Greenville County at Deedbook 896, Page 143 on August 13, 1970.

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 16, 1970, in the principal sum of \$10,000.00, signed by JULIET S. WARE, Individually and d/b/a THE END SHOP and JOHN H. WARE.

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

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