GREENVILLE, S.C.
MAY 21 11 45 AM '84
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE
(Direct)

This mortgage made and entered into this 15th day of May 1984, by and between John M. Elledge and Freida B. Elledge

(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, P. O. Box 2786, Columbia, South Carolina 29202

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 and lot of land, situate, lying and being on the easterly side of Oglewood Drive, in the City of Simpsonville, County of Greenville, State of South Carolina, being known and designated as Lot #301, as shown on a plat of POINSETTIA, Sheet 2, Section 5, drawn by Piedmont Engineers and Architects, July 19, 1974, said plat being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-P at Page 34, recorded to said plat being craved for a more complete metes and bounds description thereof.

THIS BEING the same property conveyed to the Mortgagors herein by deed of Poinsett Realty Co., dated Nov. 22, 1983, and recorded in the RMC Office for Greenville County, South Carolina in Deed Volume 1201 at page 986 on December 6, 1983.

This mortgage is second and junior in lien to that certain Mortgage granted to The Palmetto Bank dated May 15, 1984 and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Volume _____ at page _____ on May 15, 1984.

STATE OF SOUTH CAROLINA)
) PROBATE
COUNTY OF GREENVILLE)

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor(s) sign, seal and act as its act and deed deliver the within written instrument and that she , with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of May 1984.

Edward B. Parker, Jr. (SEAL) Jacqueline Raines

Notary Public for South Carolina
My connission Expires: 7-29-90

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 in the principal sum of $ 30,000.00 , signed by John M. Elledge in behalf of Southeastern Threads, Inc.

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

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
MAY 21 '84
P.B. 11218
12.00

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4.00CI
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