

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

L-834949 10 02 COLA

FILED
GREENVILLE CO. S. C.
OCT 15 12 55 PM '77
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1415 PAGE 778

MORTGAGE

(Direct)

This mortgage made and entered into this 26th day of October
19 77, by and between DELTA ELECTRIC SUPPLY, INC.

(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

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 lot of land together with the improvements to be constructed thereon, situate on the West side of Laurens Road (U.S. Highway #276) near the City of Greenville, in Greenville County, S.C., being a portion of that tract of land shown on plat of property of Walter S. Griffin made by Dalton & Neves, Engineers, January, 1957, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book KK, Page 72, and having, according to said plat and a recent survey made by Dalton & Neves, Engineers, February, 1958, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of the right of way of the Laurens Road (U.S. Highway #276) said pin being located 175 feet North from the Northwest corner of the intersection of said Laurens Road (U.S. Highway #276) and Knollwood Drive and running thence along the West edge of said Laurens Road (U.S. Highway #276), N. 18-02 W. 200 feet to an iron pin; thence S. 63-29 W. 508.8 feet to an iron pin; thence S. 46-37 E. 275 feet to an iron pin; thence N. 54-38 E. 389.2 feet to an iron pin on the West side of the right of way of Laurens Road, the beginning corner.

This being the same property acquired by deed ^{OF NELL W. EASTERBY} dated Nov. 15, 1977 and recorded in the R.M.C. Office for Greenville County on Nov. 15, 1977 in Deed Book 1068 at page 434.

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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
in the principal sum of \$ 120,000.00, signed by DELTA ELECTRIC SUPPLY, INC. by its President,
~~inhabitant~~ Calvin Farmer, and attested by its Secretary C. Lynn Farmer.

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

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