

MORTGAGE

(Direct)

This mortgage made and entered into this 5th day of December 19 77, by and between William Edward Coble, Jr.

(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 1501 Assembly Street, Columbia, S. C. 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, Fairview Township,

State of South Carolina, and being shown as Tract #2 of the property of E. B. Martin Estate, containing Sixty-Eight (68) acres, more or less on a plat prepared by W. F. Adkins, Surveyor, dated March 6, 1940, which plat is recorded in Plat Book J at page 197 in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds to-wit:

BEGINNING at a point in the center of Fairview Road, formerly known as Neely-Ferry Road, joint corner of Tract #1, and running thence along the middle of said road, N. 22-45 W., 1,232.22 feet to a point; thence continuing with the middle of said road, N. 23-45 W., 198.0 feet to a point in said road; thence continuing along the center of said road, N. 27-45 W. 422.4 feet to a point; thence leaving said road and running N. 31 E. 283.14 feet to a stake; thence S. 74-45 E. 1,052.7 feet to a stake; thence S. 15-30 W., 716.1 feet to a stake; thence S. 76 E. 749.1 feet to a stake; thence S. 35 E. 1,216.38 feet to a stake; thence S. 75-30 E. 1,072.5 feet to a stake; thence S. 12 W. 405.9 feet to a stake; thence N. 80 W. 1,414.38 feet to a stake; thence N. 40 W. 858.0 feet to a stake; thence S. 88 W. 660.0 feet to a point in the center of Fairview Road, the point of beginning.

The lien of this mortgage shall be junior and subordinate to the lien of that certain mortgage to Anderson Production Credit Association in the principal amount not to exceed \$300,000.00, recorded September 6, 1974 in REM Book 321 at Page 791 RMC Office for Greenville County, South Carolina and the lien of that certain mortgage to the Federal Land Bank of Columbia, recorded May 25, 1976 in the principal amount of \$150,000.00 recorded May 25, 1976 in REM Book 1368 at Page 466, RMC Office for Greenville County, South Carolina.

This being the property conveyed to me by deed of Mary Burdette Coble recorded September 6, 1974 in Deed Book 1006 at Page 291, RMC Office for Greenville County, South Carolina.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

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 re-versions, 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.

605 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 \$ 125,000.00 signed by William Edward Coble, Jr., individually

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