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

SBA Loan No. (F) DL-B 900294 10 01-COLA

MORTGAGE
(Direct)

This mortgage made and entered into this 14th **day of** February **19**78**, by and between** Earle Richard Taylor, 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 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 parcel or tract of land containing 83.58 acres, more or less, situated on the west side of State Highway No. 415 (Greer-Locust Hill Road), about five miles northwestward from the City of Greer, Oneal Township, Greenville County, State of South Carolina, and being shown as the property of Osborne I. Black according to survey and plat by H. S. Brockman, Registered Surveyor, dated May 25, 1958, and having the following courses and distances, to-wit:

BEGINNING at an iron pin in the center of said highway, southeastern corner of the tract, and running thence along the line of John Dill and J. C. Edwards, S. 64-25 E. 3273 feet to an iron pin on bank of a branch; thence up the branch as the line: N. 22-35 W. 135 feet, N. 8-55 E. 69 feet, N. 28-35 W. 112 feet, N.8-55 E. 120 feet, N. 15-25 E. 265 feet, N. 50-25 E. 142 feet, N. 8-20 W. 300 feet, N. 3-40 E. 175 feet, and N. 26-17 E. 104 feet to an iron pin on bank of branch; thence N. 20-13 W. 377.5 feet to an old stone; thence N. 58-42 E. 603.7 feet to a cherry tree; thence along the J. T. Edwards line, N. 85-02 E. 860.5 feet, S. 81-37 E. 521.5 feet and N. 64-04 E. 439.2 feet to a pin in the center of the highway; thence along the highway as the line S. 41-25 E. 1029.6 feet to the beginning corner.

DERIVATION: This being the identical property conveyed to the mortgagor herein by Osborne I. Black by deed dated October 29, 1963 and recorded in the said RMC Office in Deed Book 735 at Page 249.

This mortgage is supplemental to mortgage between Earle Richard Taylor Jr. and Small Business Adminitration dated October 25, 1977, and recorded in Greenville County, South Carolina RMC Office; REM Book 1415 at Page 144. Total amount of indebtedness secured by said mortgages is Seventy Thousand Dollars ($70,000.00).

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 14th 1978, **in the principal sum of $** 70,000.00 **, signed by** Earle Richard Taylor, Jr., Individually ~~XXXXXXXX~~ **.**

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