

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

BOOK 1432 PAGE 700

FILED
GREENVILLE CO. S. C.

MAY 19 11 52 AM '78

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

(Direct)

EOL-875526 10 09-COLA

This mortgage made and entered into this 16 day of May
1978, 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 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 piece, parcel, or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 18 of Subdivision known as Woodcliff as shown by plat thereof, prepared by Piedmont Engineers and Architects, dated June 23, 1971, and recorded in Plat Book 4-N at Page 44 in the RMC Office for Greenville County.

This is the same property conveyed to John M. Elledge and Freida B. Elledge by deed of Timothy H. Long and Tanya C. Long dated May 28, 1974, recorded in Book 1000 at Page 363 on June 3, 1974.

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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 May 16, 1978
in the principal sum of \$ 30,000.00, signed by John M. Elledge
XXXXXXXXXX John M. Elledge, its President and John M. Elledge its
Secretary,
SOUTHEASTERN THREADS, INC. by
SBA Form 927 (3-73) Previous Editions are Obsolete.

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