

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

L-954115 10 10-COLA

RECORDED
GREENVILLE CO. S. C.
JAN 4 3 35 PM '79
DONNIE S. TANKERSLEY
R.H.C.

1454 PAGE 414

MORTGAGE

(Direct)

This mortgage made and entered into this 27 day of December
19 78, by and between RODRIGUE PROPERTIES, 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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being shown on a plat entitled "Rodrigue Manufacturing Company, Inc." made by Carolina Engineering Co. on or about September 24, 1966, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 5-F at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin which is located approximately 468.7 feet from the northwest intersection of Highway 21 and Donkle Drive in the P & N Railroad right-of-way and running thence N. 60-35 W. 226.9 feet to an old iron pin on Donkle Drive; thence continuing with Donkle Drive, N. 52-05 W. 162.5 feet to a point; then a new line, N. 37-56 E. 528.3 feet to a point in the line of property now or formerly belonging to Catherine C. Rose; thence with line of Rose property, N. 83-30 E. 496 feet to the middle of the P & N Railroad right-of-way; thence continuing down the middle of the P & N Railroad right-of-way, S. 35-36 W. 843.2 feet to the point of beginning.

BEING a portion of the same property conveyed to the Mortgagor herein by deed of C. S. Allen, Jr., said deed being dated January 11, 1974, and recorded in the R.M.C. Office for Greenville County in Deed Book 992 at Page 88.

IT IS understood and agreed between the parties hereto that this mortgage is junior to and second in priority to the lien of the mortgage given by Rodrigue Properties, Inc. to Fidelity Federal Savings and Loan Association dated May 20, 1975 and recorded in Mortgage Book 1339 at Page 576.

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 December 27, 1978, in the principal sum of \$ 125,000.00, signed by RODRIGUE MANUFACTURING COMPANY, INC. by its President, Michael L. Rodrigue, and attested by its Secretary, Michael L. Rodrigue.