

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

1542 161

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

MORTGAGE
(Direct)

This mortgage made and entered into this day of 19 75 , by and between Ernest A. Hiatt and Darlene E. Hiatt

(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 lot of land with the buildings and improvements thereon situate on the west side of Cheyenne Drive in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 183 on Plat of Section III of Westwood Subdivision, recorded in the RMC Office for Greenville, S. C. in Plat Book 4-N, Page 30, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the West side of Cheyenne Drive at the joint corner of Lots 182 and 183 and runs thence along the line of Lot 182 South 64-25 West 136.9 ft. to an iron pin; thence North 22-48 West 180 ft. to an iron pin; thence along the line of 184 South 69-27 East 194.7 ft. to an iron pin on the West side of Cheyenne Drive; thence with the curve of Cheyenne Drive (the chord being South 15-56 East 40 ft.) to the beginning corner.

This mortgage is given subject to that mortgage held by Farmers Home Administration in the approximate amount of \$17,700.00.

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 June 20, 1975 in the principal sum of \$ 2,800.00 , signed by ERNEST A. HIATT, SR., TRUCKER and DARLENE E., HIATT.
~~Notarized~~

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