## **MORTGAGE**

(Direct)

This mortgage made and entered into this 30 th 19 75 by and between Constantine A. Ghionis and Doris Lynn Ghionis

(hereinafter referred to as mortgagor) and the Administrator of the Small Business Administration, an agency of the Government of the United States of America thereinafter referred to as mortgageet, who maintains an office and place of business at Denver, Colorado.

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 tract of land in the County of Greenville, State of South Carolina, in Saluda Township, containing 52 acres more or less, 51.1 acres and 0.5 acres, entitled "Agnes B. Hunnicutt", as shown on plat book GGG, page 57, and having the following metes and bounds, to-wit:

Beginning at an iron pin in S.C. Highway 11, at the corner of Burns, and running thence S. 14-15 E. 419 feet to an iron pin; thence easterly along a creek, 175 feet more or less to Tumberlin; thence S. 1-45 E. 167 feet to an iron pin; thence S. 32 E. 501.6 feet to an iron pin; thence S. 32 W. 752.6 feet to a point in the center of Mitchell Heights Road, thence with said road S. 7 W. 290 feet to an iron pin near the western side of said road; thence Due Mest 143 feet to an iron pin; thence S. 32 N. 200 feet to an iron pin at the corner of 6.5 acres sold to Hancock; thence S. 86 W. 746 feet to an iron pin; thence N. 5 E. 1204.5 feet to an iron pin; thence N. 26-30 W. 290.4 feet to an iron pin; thence N. 8-30 W. 208.6 feet to an iron pin in the center of S. C. Highway 11, thence along the center of said road N. 67-50 E. 160 feet; thence N. 63-05 E. 525 feet; thence N. 63-15 E. 123 feet; thence N. 72-30 E. 207 feet to the point of beginning.

This is a second mortgage subject to first mortgage to Traveler's Rest Federal Savings & Loan Association in the original amount of \$25,000.00, recorded August 22, 1974, in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1320 at page 506.













CONTRACTOR FRANCISCO FRANCISCO ES 499 57

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 30, 1975 in the principal sum of \$45,000.00. signed by Constantine A. & Doris Lynn Ghionis in behalf of

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