

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

805-1431 PAGE 381

MAY 0 2 59 PM '78
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

(Direct)

EOL-875535 10 01-COLA

This mortgage made and entered into this 1st day of May
19 78, by and between Frank D. Stiles and Lucille Z. Stiles

(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 situate, lying and being on the Southeasterly side of Coleman Court in the County of Greenville, State of South Carolina, being known and designated as Lot No. 11 as shown on plat entitled "Paris Mountain Gardens", prepared by Beeson & Scott, dated October 30, 1952, revised February 6, 1953, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book EE at page 07 and having, according to a more recent plat entitled "Property of Frank D. Stiles & Lucille Z. Stiles", prepared by Webb Surveying & Mapping Co., dated December 1, 1969, the following metes and bounds:

BEGINNING at an iron pin on the Southeasterly side of Coleman Court at the joint front corner of Lots Nos. 11 and 10 and running thence with the line of Lot No. 10 S. 24-03 E. 103.5 feet to an iron pin at the joint rear corner of Lots Nos. 11 and 12; thence with the line of Lot No. 12 S. 65-57 W. 140 feet to an iron pin on the Southeasterly side of Coleman Court; thence with the Southeasterly side of Coleman Court N. 24-03 W. 31 feet to an iron pin; thence continuing with the Southeasterly side of Coleman Court, the chord of which is N. 15-27 E. 61.1 feet to an iron pin; thence still continuing with the Southeasterly side of Coleman Court N. 52-53 E. 103.8 feet to the point of beginning.

This the same property conveyed to Frank D. Stiles and Lucille Z. Stiles by deed of Pleasant Q. Norris and Alice F. Norris dated December 2, 1969 and recorded in Deed Book 880 at Page 395 in the RMC Office for Greenville County, South Carolina.

THIS IS A THIRD MORTGAGE.

A first mortgage was given to C. Douglas Wilson recorded in Mortgage Book 1143 at Page 327. A second mortgage was given to C.I.T. Financial Services recorded in mortgage Book 1377 at Page 884.

Restrictive Covenants in Deed Book 474 at Page 105.

Utility easement to Duke Power in Deed Book 474 at Page 280.

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 1, 1978, in the principal sum of \$7,200.00, signed by Frank D. Stiles, Individually and d/b/a THE WINDJAMMER BARBER SHOP and Lucile Z. Stiles in behalf of

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