

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

L-135271 30 09-COLA

FILED
S.C.
MORTGAGE
(Direct)

BOOK 1569 PAGE 701

This mortgage made and entered into this 29th day of March
19 82, by and between George W. Cole, Jr. and Faye R. Cole

(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 1835 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 the County of Greenville, State of South Carolina, known and designated as Lot No. 138 on Plat of Country Estates, Sec. 2 recorded in Plat Book 5-R at Page 72 of the R.M.C. Office for Greenville County and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Carolina Way, joint corner of Lots 138 and 137 and running thence with said joint line, N. 79-01 W., 407.6 feet to a point on or near a branch; thence with the branch as a line, S. 2-34 E., 145 feet to a point; thence with the joint line of Lots 138 and 139, S. 76-13 W., 379.9 feet to a point on the eastern side of Carolina Way; thence with said Carolina Way, N. 13-35 W., 119.9 feet and N. 13-05 W., 42.15 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of Carolina Springs Golf and Country Club, Inc. dated January 26, 1978 and recorded February 3, 1978 in Deed Book 1073 at Page 143, in the R.M.C. Office for Greenville County, S.C.

This mortgage is junior to that certain mortgage from mortgagors to United Federal Savings and Loan Association (now American Federal Savings and Loan Association) in the original amount of \$40,800.00 dated July 19, 1979 and recorded July 23, 1979 in REM Book 1074 at Page 334, R.M.C. Office for Greenville County, S.C. and is also junior to that certain mortgage from mortgagees to Citizens and Southern National Bank in the original amount of \$16,459.19 dated February 8, 1982 and recorded February 8, 1982 in REM Book 1563 at Page 98, R.M.C. Office for Greenville County, S.C.

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 March 29, 1982, in the principal sum of \$ 10,000.00, signed by George W. Cole, Jr. and Faye R. Cole, Individually and d/b/a GOOD EARTH HEALTH FOODS and THE STRAW MARKET.

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