

FILED
GREENVILLE CO. S.C.
NOV 1 12 43 PM '83

MORTGAGE

(Direct)

This mortgage made and entered into this 23rd day of September 1983, by and between RAY A. BROWN AND DORIS M. BROWN (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, 3RD FLOOR, 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 located in the State of South Carolina, County of Greenville, O'Neal Township, containing 1.34 acres, more or less, on the northeast side of a dirt road running off Edwards Lake Road, and being more particularly shown on a survey entitled "Plat of Lot of Markley A. Edwards sold to James W. Stockton", dated June 11, 1971, by Terry T. Dill, R.L.S., recorded in Plat Book 999, page 423, and, according to said plat, having the following metes and bounds:

BEGINNING at a point in center of fifty-foot dirt road (iron pin back at 25 feet), and running thence along and with said dirt road, N. 41-20 W. 233 feet to a point in center of said road (iron pin back at 25 feet); thence N. 66-25 E. 317 feet to an iron pin; thence S. 19-55 E. 198.7 feet to an iron pin; thence S. 60-38 W. 235 feet to the point of beginning.

The above described property being the same conveyed to James W. Stockton and Louellen J. Stockton by deed recorded in Volume 918, page 397. See file No. 1359-3, Probate Court for Greenville County for administration on estate of Louellen J. Stockton.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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Together with an 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 September 23, 1983 in the principal sum of \$7,800.00, signed by DORIS M. BROWN in behalf of HERSELF AND D/B/A BLUE RIDGE HOUSE OF PLANTS, incorporated herein by reference and held by Mortgagee. The obligation hereby secured matures EIGHT (8) years from date.

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