

301 College St.
Greenville, SC

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE -

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

NOV 16 4 27 PM '79
TO ALL WHOM THESE PRESENTS MAY CONCERN

DONALD W. BANKERSLEY

1488 Page 666

WHEREAS, JOHN A. BOLEN, INC.

(hereinafter referred to as Mortgagee) is well and truly indebted unto SOUTHERN SERVICE CORPORATION

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twelve Thousand, Four Hundred, Fifty and No/100-----

----- Dollars (\$ 12,450.00) due and payable on or before thirty (30) months from date or when the house constructed on Lot 148, Canebrake, is sold, rented, leased or conveyed by way of bond for title, whichever shall first occur.

with interest thereon from date at the rate of 12 % per centum per annum, to be paid: monthly

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that certain piece, parcel or lot of land, with all improvements thereon, as hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 148 of a subdivision known as Canebrake I as shown on plat thereof prepared by Enwright Associates, dated March 5, 1979 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7C at Page 16, and having, according to said plat, such metes and bounds as appears thereon.

THIS being the same property conveyed to the mortgagee herein by deed of Collge Properties, Inc., dated November 14, 1979, to be recorded herewith.

THIS mortgage is second and junior in lien to that mortgage given to First Federal Savings & Loan Association by John A. Bolen, Inc. in the amount of \$52,000.00, dated November 16, 1979 and recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 1483 at Page 62 on November 16, 1979.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
NOV 16 1979

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinbefore described in fee simple absolute, that it has good right and is lawfully entitled to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, forever, from and against all persons whomsoever lawfully claiming the same or any part thereof.

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