

Mortgagee's mailing address: 301 College Street, Greenville, S.C. 29601  
MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUN 12 11 39 AM '81  
DONNIE S. TANNERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE BOOK 1529 PAGE 801

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, College Properties, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Service Corporation

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Three Hundred Eighty Eight Thousand and No/100----- Dollars (\$ 388,000.00) due and payable

According to the terms of Note of Even Date

with interest thereon from date at the rate of 15 1/2% per centum per annum, to be paid: quarterly

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

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor 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 Mortgagor 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that certain piece, parcel or tract of land containing 20.07 acres more or less, situate, lying and being in the County and State aforesaid on the north side of Cunningham Road and having according to a plat and survey thereof prepared by Freeland & Associates, Surveyors, in October, 1980, entitled "Survey for Gatewood Builders", the following metes and bounds, to-wit:

BEGINNING at a point on the west side of Cunningham Road, corner of Cunningham Estates and running thence N. 88-41 W. 561.8 feet to an iron pin; thence S. 62-16 W. 137 feet to an iron pin; thence N. 68-17 W. 77.2 feet to an iron pin; thence S. 57-10 W. 469.1 feet to an iron pin; thence N. 3-58 W. 1,116.7 feet to an iron pin; thence N. 80-01 E. 596.1 feet to an iron pin; thence S. 85-02 E. 169.9 feet to an iron pin; thence S. 3-02 E. 500 feet to an iron pin; thence S. 85-02 E. 231.2 feet to an iron pin; thence S. 4-59 W. 193.4 feet to an iron pin; thence S. 85-02 E. 227.5 feet to an iron pin; thence with Cunningham Road, S. 2-56 E. 136.7 feet to an iron pin and S. 4-01 W. 58.0 feet, point of beginning.

This being the same property conveyed to the Mortgagor by deed of Electrical Construction, Inc. dated October 31, 1980 and recorded November 5, 1980 in the RMC Office for Greenville County in Deed Vol. 1136 at Page 786 and by deed of Raymond A. Conn dated October 27, 1980 and recorded November 5, 1980 in the RMC Office for Greenville County in Deed Vol. 1136 at Page 784.

ALSO:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville as is more fully shown on a survey for Gatewood Builders dated December 17, 1980 prepared by Freeland & Associates, Engineers, and being known and designated on said plat as Lot A and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the corner of Lot B and running thence N. 85-02 W. 147.7 feet to an iron pin; running thence N. 3-02 W. 270.0 feet to an iron pin; running thence S. 18-32 E. 120 feet to an iron pin; running thence S. 31-58 E. 155.2 feet to an iron pin; running thence S. 48-02 E. 55.3 feet to the point of BEGINNING.

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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.  
The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized 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 Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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