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MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C. ... 7 AM '81 ... RSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Nelson & Putman Builders, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Service Corporation, 301 College Street, Greenville, S. C. 29601

(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 Twelve Thousand Eight Hundred Fifty and No/100----------- Dollars ($ 12,850.00) due and payable in accordance with the terms of said promissory note;

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

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~~

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 210 of a subdivision known as CANEBRAKE II, SHEET 1, according to revised plat thereof prepared by Arbur Engineering, Inc. dated June, 1979, and revised November 21, 1979 being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Hook 7-C, at page 79, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to the Mortgagor by the Mortgagee by deed dated July 1, 1981, recorded herewith.

This is a second mortgage, being junior in lien to that certain mortgage given by Nelson & Putman Builders, Inc. to First Federal Savings and Loan Association dated July 2, 1981, recorded in the R.MC. Office for Greenville County, South Carolina, in Mortgage Book 1546 at page 179 on July 6 , 1981.

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DOCUMENTARY STAMP TAX 05.16

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 heireinabove 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.