

MORTGAGE OF REAL ESTATE

BOOK 1565 PAGE 740

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GR... FILED  
MAR 12 12 35 PM '82  
DO... HAMBERSLEY  
R.M.C.

WHEREAS, Rosamond Enterprises, Inc.

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

Southern Service Corporation, 301 College Street, Greenville, SC

(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

Thirteen Thousand Three Hundred Fifty and No/100-----Dollars (\$ 13,350.00 ) due and payable

in accordance with the terms of a note of even date herewith

with interest thereon from date at the rate of 14 per centum per annum, to be paid at maturity

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, being known and designated as Lot No. 310 of a subdivision known as Canebrake III according to plat thereof prepared by Arbor Engineering, Inc. dated November, 1980, being recorded in the RMC Office for Greenville County in Plat Book 7X at Page 87 and Plat Book 7X at Page 97 revised, and having, according to said plats, such metes and bounds as shown thereon.

This is the same property conveyed to the Mortgagor herein by deed of College Properties, Inc. dated March 3, 1982, to be recorded herewith.

This mortgage is second and junior in lien to that certain mortgage given by the mortgagor to First Federal Savings and Loan Association in the amount of \$86,450.00 dated March 11, 1982, to be recorded herewith.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
MAR 12 '82  
\$ 05.36  
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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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