

Mortgagee's Mailing Address: 301 College Street, Greenville, S. C. 29601

BOOK 1600 PAGE 530

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GREENVILLE CO S.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

APR 4 10 41 AM '83

WHEREAS, Gatewood DONNIE G. JAMES R.M.C. SLEW

Southern Service Corporation

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

(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 Sixty-Five Thousand and No/100----- Dollars (\$ 365,000.00) due and payable

Interest only shall be payable monthly in accordance with said promissory note, beginning May 1, 1983, and continuing on the first day of each month thereafter, with the principal hereof to be paid as lots are released as provided below. The final maturity of this Mortgage, if not sooner paid shall be March 31, 1986

one and one-half (1 1/2%)

with interest thereon from even date at the rate of / per centum per annum, to be paid above the Federal Home Loan Bank Board daily variable rate to be paid in accordance with the terms of said promissory note

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 those 31 pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lots 1, 3, 4, 5, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 31, 33, 34, 35, 36 and 37 on those plats of a Subdivision known as Walden Pond, Sheets 1 and 2, recorded in the RMC Office for Greenville County in Plat Book 8-P at Pages 65 and 66.

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

This mortgage is junior in lien to that certain mortgage of even date executed by the Mortgagor herein in favor of Southern Bank and Trust Company to be recorded herewith.

Mortgagee agrees to release lots identified above when sold without payment, provided that the proceeds of sale less customary expenses of sale are paid over to the holder of the above first mortgage, until such time as said first mortgage indebtedness is paid in full. Thereafter Mortgagee shall release individual lots upon payment to it by Mortgagor of the full sales price per lot, less normal expenses of sale.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
APR-4'83 TAX 146.00
28 11218

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 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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