

MORTGAGE OF REAL ESTATE

P.O. Drawer 408
Greenville, S.C. 29602
STATE OF SOUTH CAROLINA
COUNTY OF

VOL 1695 PAGE 89

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DEC 19 10 38 AM '84

WHEREAS, GATEWOOD BUILDERS, INC.
DONNIE S. HARRISLEY
R.M.C.

(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 Fifteen Thousand and No/100

Dollars (\$ 15,000.00) Due and payable

according to the terms of the note executed simultaneously herewith

with interest thereon from _____ date _____ at the rate of $1\frac{1}{2}$ over var. 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:

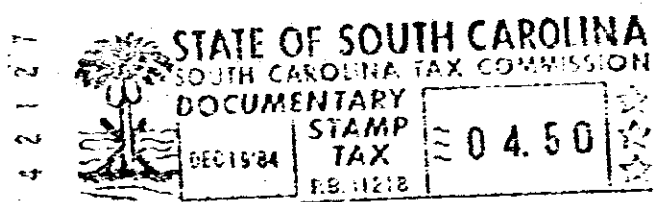
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Walden Way, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 36 of a subdivision known as Walden Pond, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 9-F at Page 37, said lot having such metes and bounds as shown thereon.

THIS is a portion of the identical property conveyed to the Mortgagor herein by College Properties, Inc. by deed dated April 1, 1983, and recorded in the R.M.C. Office for Greenville County April 4, 1983, in Deed Book 1185 at Page 592.

THIS mortgage is junior in lien to that certain note and mortgage executed unto South Carolina Federal Savings Bank of even date herewith, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 1695 at Page 83, in the original amount of \$99,750.00.



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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.

