

GREENVILLE CO. S.C.  
MORTGAGE OF REAL ESTATE -  
APR 8 3 39 PM '83

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BONNIE S. TANKERSLEY  
R.M.C.

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FOXFIRE PROPERTIES, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto COLLEGE PROPERTIES, INC., 301 College Street, P. O. Box 408, Greenville, S.C., 29602,

(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

THIRTY-SEVEN THOUSAND FIVE HUNDRED & NO/100----- Dollars (\$37,500.00 ) due and payable as per the terms of said note

1. If the Mortgagor become sixty (60) days or more delinquent on any such first mortgage loan, the Mortgagee herein, at its option, may accelerate all remaining payments due hereunder declaring the entire balance due and payable, together with costs and fees and commence mortgage foreclosure proceedings in accordance with the laws of this state.

2. Not to abandon construction work to be performed on the premises for a period of two (2) weeks or longer.

3. To complete all construction of the dwelling to be placed on the premises not later than six (6) months from the date of the within mortgage. Failure to comply with said covenants shall constitute a default on the within mortgage.

PAID, SATISFIED & CANCELLED  
SOUTHERN SERVICE CORPORATION  
COLLEGE PROPERTIES, INC. 8191

DATE: August 31, 1983

*J. Gary Sullivan*  
OFFICE MANAGER - VICE PRESIDENT

WITNESS *Apple R. McHugh*

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
DOCUMENTARY TAX STAMP  
15.00

FILED  
SEP 3 1983  
BONNIE S. TANKERSLEY

Together with all and singular rights, remedies, covenants, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits, which may or may not be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any way, 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 Mortgagee 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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