

P.O. Drawer 408
Greenville, SC 29602

MORTGAGE OF REAL ESTATE

BOOK

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.
FEB 25 1 42 PM '83
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Gatewood Builders,

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 Eighteen Thousand Nine Hundred and No/100 Dollars (\$ 18,900.00) due and payable

according to the terms of the note executed simultaneously herewith N. 80-0 W. 160 feet to an iron pin; running thence N. 20-24 E. 33.41 feet to an iron pin at the joint rear corner of Lots 7 and 8; running thence with the joint line of said lots N. 87-0 E. 70 feet to an iron pin; thence continuing with said lot S. 48-30 E. 115 feet to an iron pin on the western side of South Walden Pointe; running thence with the western side of said street S. 61-23 W. 35 feet; thence continuing S. 23-26 W. 30 feet to an iron pin, point of beginning.

THIS is the identical property conveyed to the Mortgagor herein by deed of College Properties, Inc. to be recorded simultaneously herewith.

Mortgagor further covenants and agrees:

1. To keep monthly payments current at all times on any first mortgage loan that may be secured by the within described property. Should 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 cost 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. 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.

DATE: October 14, 1983
13135
Guy Gillian
OFFICE MANAGER - VICE PRESIDENT

WITNESS: [Signature]

NICHOLAS P. MITCHELL, III
Attorney at Law
101 Lavinia Ave.
Greenville, SC 29601

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, executors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinafore 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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FILED
OCT 21 10 11 AM '83
DONNIE S. TANKERSLEY
R.M.C.
GREENVILLE CO. S. C.

OCT 21 1983

[Handwritten notes]