

SECOND MORTGAGE

MORTGAGE OF REAL ESTATE -

PLEASE MAIL TO D. VAN RIPER
SUITE 3, 700 East North St.
GREENVILLE, SOUTH CAROLINA 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
NOV 16 11 54 AM '83
DUNNIE S. TANAKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 85 PAGE 521

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, I, David R. Schumpert

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

College Properties, Inc.
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

Twenty One Thousand, Five Hundred Dollars (\$ 21,500.00) due and payable

according to the terms of the said note

with interest thereon from (no interest) at the rate of _____ per centum per annum, to be paid:

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 104 of a subdivision known as Cliff Ridge Colony, Phase I, Sheet 3, as shown on a plat thereof prepared by Arbor Engineering, Inc., being recorded in the R.M.C. Office for Greenville County, in Plat Book 9-F at Page 54, and having according to the said plat such metes and bounds as are shown thereon;

This is the same property conveyed to the mortgagor from the mortgagee by deed dated October 22, 1983, recorded immediately prior to the recording of this mortgage. COLLEGE PROPERTIES, INC. 35014

DATE: April 30, 1984

J. Guy Sullivan
OFFICE MANAGER - VICE PRESIDENT

WITNESS *Lytle K. McBeane*

FILED
GREENVILLE CO. S. C.
MAY 8 3 03 PM '84
DUNNIE S. TANAKERSLEY
R.M.C.

MAY 8 1984
D. Van Riper

The 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 the mortgagor become sixty 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

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