

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE VOL 1366 PAGE 939

FILED
GREENVILLE TO WHOM THESE PRESENTS MAY CONCERN:

BOOK 87 PAGE 619

JUN 8 10 32 AM '84

WHEREAS,

DONNIE S. JANKENSLEY
R.H.C.

THE VISTA CO., INC.
(hereinafter referred to as Mortgagor) is well and truly indebted unto

SOUTHERN SERVICE CORPORATION

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seventeen Thousand Three Hundred and no/100 Dollars (\$ 17,300.00) due and payable

as set out in note of even date

a South Carolina Partnership, by deed recorded 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 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 work to be performed on the premises not later than six (6) months after the date of the within mortgage.

Failure to comply with said covenants shall constitute a default on the within mortgage. 13226 SOUTHERN SERVICE CORPORATION GREENVILLE, S.C.

THIS IS A SECOND MORTGAGE LIEN

DATE: December 10, 1984

J. Gray Williams
OFFICE MANAGER / VICE PRESIDENT

WITNESSES *Joseph R. McHugh*

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, *Donnie S. Jankensley*

The Mortgagee 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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

JUN 8 1984

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STATE OF SOUTH CAROLINA
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PAID, SATISFIED & CANCELLED
SOUTHERN SERVICE CORPORATION
GREENVILLE, S.C.

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