

301 College St.
Greenville, S.C.

MORTGAGE OF REAL ESTATE

1433-187

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
MAR 17 4 30 PM '80
GREENVILLE COUNTY, S. C.
R.M.C. HARRISLEY

MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS JOHN A. BOLEN, INC.

(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 Twelve Thousand, Six Hundred and No/100-----

----- Dollars (\$ 12,600.00 due and payable on or before 30 months from date or when the house to be constructed on Lot 13, Pebble Creek, is rented, leased, with or without option to purchase, conveyed by way of Bond for Title, or sold, whichever shall first occur.

Note to be reduced by \$4,500.00 from first draw from First Federal Savings & Loan Association of Greenville, SC. with interest thereon from date at the rate of 13-1/4% 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, being known and designated as Lot No. 13 on plat of Pebble Creek, Phase I, as shown on plat recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5D at Page 2, and having, according to said plat, such metes and bounds as appears thereon.

THIS being the same property conveyed to the mortgagor herein by deed of Pebblepart, Ltd., a South Carolina Limited Partnership, dated March 17, 1980, recorded in the RMC Office for Greenville County, South Carolina on March 17, 1980 in Deed Book 1122 at Page 262.

THIS mortgage is second and junior in lien to that mortgage given to First Federal Savings and Loan Association of Greenville, S.C. in the amount of \$75,950.00, dated March 17, 1980, recorded in the RMC Office for Greenville County, South Carolina on March 17, 1980 in Mortgage Book 1498 at Page 184.

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 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.

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