

## MORTGAGE OF REAL ESTATE

BOOK 1552 PAGE 885

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEFILED  
GREENVILLE CO. S. C.  
SEP 15 4 41 PM '81  
DONNIE S. FANKERSLEY  
R.M.C.

## MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, STAR K. LAND

(hereinafter referred to as Mortgagor) is well and truly indebted unto RITA M. LANG

(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 Thousand and no/100-----  
-----Dollars (\$ 20,000.00---) due and payable

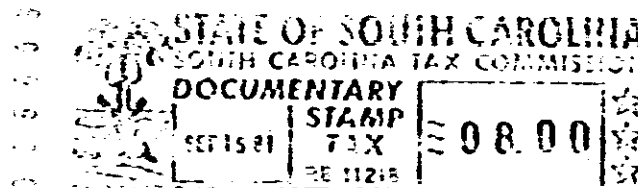
with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 11% \_\_\_\_\_ per centum per annum, to be paid:

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

ALL that certain piece, parcel or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 1 of Twelve Oaks Horizontal Property Regime, the Master Deed for which is recorded in the RMC Office of Greenville County in Deed Book 1146, pages 244 through 303 inclusive, and the Amendment to the Master Deed which was recorded September 14, 1981 in Deed Book 1154, page 992.

This is the same property conveyed to the Mortgagor herein by Deed of American Service Corporation of South Carolina by Deed dated September 10, 1981 and recorded September 15, 1981 in the R.M.C. Office for Greenville County in Deed Book 1155, Page 99.This mortgage is junior in priority to that certain note and mortgage given to AMERICAN SERVICE CORPORATION OF SOUTH CAROLINA, recorded in the RMC Office of Greenville County in Book 1552, Page 877, to secure the original principal sum of \$29,150.00.

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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 and clear 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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