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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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MORTGAGE OF REALESTATE

HIGH. C. AND ERSLEYTO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Foothills Delta P, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Service Corporation, Post Office Box 408, Greenville, South Carolina 29602

thereinafter referred to as Mortgigee) as evidenced by the Mortgigor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Thirteen Thousand Three Hundred Fifty and No/100----- Dallars (5 13, 350.00 ) due and payable

in accordance with the terms of said promissory note;

with interest thereon from

date

at the rate of four teen

per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (53.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the northeastern side of DeKalb Drive, being known and designated as Lot No. 316 on plat of CANEBRAKE SUBDIVISION, PHASE III, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-X, at page 97, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to the Mortgagor by College Properties, Inc. by deed of even date, recorded herewith.

This is a second mortgage, being junior in lien to that certain mortgage given by Foothills Delta P, Inc. to First Federal Savings and Loan Association dated March 18, 1982, recorded herewith.

DOCUMENTARY SIAMP TAX COMMISSION STAMP TO 5.36 NO.

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Together with all and singular rights, members, hered-taments, and appartenances to the same belonging in any way incident or appartening, and all of the rents, issues, and profits which may arise or be had therefrom, and including all hearing, plambing, and lighting fixtures now or hereafter attacked, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all s ch 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 hoirs, since so is and assigns, forever,

O the Mortgagor covenants that it is hwfully seized of the premises herenabove described it the simple absolute, that it has good right and is librally authorized to sell, county or encumber the singe, and that the premises are free and court of all hers and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons who inspected liwfully claiming the same or any part chereof.

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