MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. Prestige Builders of Greenville, Ltd.

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

College Properties, Inc., P. O. Box 408, Greenville, SC 29602

(hercinafter referred to as Mertgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated berein by reference, in the sum of

Thirty-three Thousand and No/100----in accordance with the terms of said promissory note;

Dollars (\$ 33,000.00) due and payable

WHEREAS, the Mortgager 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 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 Dellars (\$3.00) 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, burgained, 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, being known and designated as Lot No. 40 on plat of CLUB FOREST SUBDIVISION recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-F, at page 16, 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 the Mortgagee by deed of even date, recorded herewith.

This is a second mortgage, being junior in lien to that certain mortgage given by Prestige Builders of Greenville, Ltd. to First Federal Savings and Loan Association of South Carolina, dated May 4, 1984, recorded herewith.

STATE OF SOUTH CAROLINA

SOUTH CAROLINA TAX COMMISSION

DOCUMENTARY

STAMP

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appetrining, 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 marker; it being the intention of the parties hereto that all rich fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

S TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, such assigns, forever.

The Mortgagor covenants that it is livefully soized of the premises heireinabove described in the simple absolute, that it has good right and is Refully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided Grein. 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 whomsvever liesfully claiming the same or any part thereof.

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SREENVILLE OFFICE SUPPLY CO. INC.



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