

MORTGAGE OF REAL ESTATE

Mortgagee's address: 301 College St. Greenville, S.C.

BOOK 1512 PAGE 846

STATE OF SOUTH CAROLINA } GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE }

AUG 27 11 59 AM '80 WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Frank P. Hammond

(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 Five Hundred and No/100----- Dollars (\$ 12,500.00) due and payable

as follows: \$6,500.00 due and payable on the date of the first draw under the construction loan with First Federal Savings and Loan Association or within 60 days, whichever occurs earlier; \$6,000.00 plus interest when Builder either rents, leases with or without option to purchase, gives a bond for title, sells the house and lot, or** with interest thereon from date at the rate of 12 per centum per annum, to be paid as indicated above

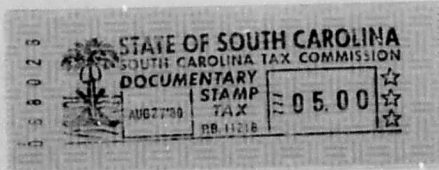
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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. 238 of a subdivision known as Canebrake II, Sheet 2 according to plat thereof prepared by Arbor Engineering Inc. dated June, 1979, being recorded in the RMC Office for Greenville County in Plat Book 7-C at Page 41 and having, according to said plat, such metes and bounds as appears thereon.

This is the same property conveyed to the Mortgagor herein by deed of College Properties, Inc. dated August 26, 1980, to be recorded herewith.

This mortgage is second and junior in lien to that certain mortgage given this date to First Federal Savings and Loan Association in the original amount of \$54,400.00 to be recorded herewith.



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**eighteen (18) months from the date of the mortgage, whichever occurs first

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.