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MORTGAGE OF REAL ESTATE

PM '82

BOOK 1532 PAGE 831

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

WALTERSLEY MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Premier Investment Co., 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: **Thirteen Thousand Three Hundred Forty Dollars and no/100-**  
----- Dollars (\$ 13,340.00 ) due and payable  
as set out in note.

with interest thereon from Date at the rate of **fourteen** per centum per annum, to be paid as set out in note.

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 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. 301 of a subdivision known as Canebrake III according to plat thereof prepared by Arbor Engineering, Inc. dated November, 1980 being recorded in the RMC Office for Greenville County in Plat Book 7X at page 87 and Plat Book 7X at page 97 revised and having, according to said plats, such metes and bounds as appears thereon.

Being the same property conveyed by College Properties, Inc. by deed recorded herewith.

This is a second mortgage.

CC10 ----- FEE 4 82 066

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
305.36

Together with all and singular rights, members, hereditaments, and appurtenances to the same beloning 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, assigns, and assigns forever.

The Mortgagor covenants that it is lawfully seized of the premises heretofore described in the 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, its heirs, assigns, and assigns against the Mortgagor and all persons who may sever lawfully claiming the same or any part thereof.

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