

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE VOL 1638 PAGE 192

RECORDED  
3-11-83  
DUNN R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **Hamlett Builders, 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 Five Hundred and no/100**-----  
----- Dollars (\$ **13,500.00**) due and payable

as set out in note of even date

with interest thereon from            date            at the rate of ten 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 Mortgagee 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 lying in the State of South Carolina, County of Greenville, shown as Lot 236 on plat of Canebrake, Phase II, recorded in Plat Book 7 C at page 41 and having such courses and distances as will appear by reference to said plat.

Being a portion of the property conveyed by College Properties, Inc. by deed recorded April 1, 1983 in Deed Book 1185 at page 507.

Mortgagor further covenants and agrees:

1. To keep monthly payments current at all times on any first mortgage loan that may be secured by the within described property. Should mortgagor become sixty (60) days or more delinquent on any such first mortgage loan, the mortgagee herein, at its option, may accelerate all remaining payments due hereunder declaring the entire balance due and payable, together with costs and fees and commence mortgage foreclosure proceedings in accordance with the laws of this state.
2. Not to abandon construction work to be performed on the premises for a period of two (2) weeks or longer.
3. To complete all construction of the dwelling to be placed on the premises not later than six (6) months from the date of the within mortgage.

Failure to comply with said covenants shall constitute a default on the within mortgage.

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Together with all and singular rights, members, incidents, 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 thereon, 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, executors and assigns forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinbefore described in fee simple the title, that it has good right and is lawfully and lawfully seized of the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and sing the said premises unto the Mortgagee, its heirs, executors and assigns against the Mortgagor and all persons, whomsoever lawfully claiming the same, in any part thereof.

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