vol 1682 201112

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 19 10 11 All 'BH

WHEREAS, JEANNE B. BOUTON, CAROL R. MANN AND WYLINE S. HOLDER

(hereinafter referred to as Mortgagor) is well and truly indebted unto College Properties, Inc.

with interest thereon from date

at the rate of twelve (12%) per centum per annum, to be paid: according

to said note WHEREAS, the Mortgagor may hereafter become induted 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 Dollars (\$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, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

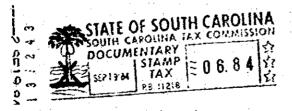
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 150 of a subdivision known as Cliff Ridge Colony, Phase I, Sheet I as shown on plat thereof prepared by Arbor Engineering, Inc. being recorded in the RMC Office for Greenville County in Plat Book 9F at Page 52 and having according to said plat such metes and bounds as appear thereon.

This being the same property conveyed to Mortgagors by deed of even date to be recorded herewith.

Mortgagors further covenant and agree:

- 1. To keep monthly payments current at all times on any first mortgage loam that may be secured by the within described property. Should mortgagors 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 cost 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 place on the premies 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.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertuining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting futures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all ruch futures 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 Modgagor covenants that it is lawfully secred of the premises heirenabove described in one simple absolute, that it has good right and it lawfully authorized to sell, coursey or encumber the same, and that the premises are free and clear of all hens and encumbrances except as provided hereor. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

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