

MORTGAGE OF REAL ESTATE -

301 College Street
Greenville, South Carolina 29601

1134

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1574 PAGE 876

TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 79 PAGE 208

JUL 19 PM '82

DEPT. OF RECORDS & ADMINISTRATION
CITY OF GREENVILLE

WHEREAS,

JOHN A. BOLEN, INC.

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

(hereinafter referred to as Mortgage) as evidenced by the Mortgage'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 and no/100 Dollars (\$ 13,340.00) due and payable

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 cost and fees and commence mortgage foreclosure proceedings in accordance with the laws of this State.
2. To not 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.

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RECORDED & CANCELLED
SOUTHERN SERVICE CORP.

JUL 13 3 50 PM '82
DEPT. OF RECORDS & ADMINISTRATION
CITY OF GREENVILLE

JOHN A. BOLEN, INC.
SOUTHERN SERVICE CORPORATION

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

The Mortgagee covenants that it lawfully seizes 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 from all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

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