

MORTGAGE OF REAL ESTATE - 301 College Street
GREENVILLE, S.C. Greenville, South Carolina BOOK 1572 PAGE 310

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUN 10 12 50 PM '82
MORTGAGE OF REAL ESTATE BOOK 81 PAGE 531
DONNIE S. WALKERSLEY TO ASSURE FROM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, JOHN A. BOLEN, 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 and no/100 Dollars (\$ 13,340.00) due and payable

in accordance with the terms of said Note,

Loan Association in the amount of \$78,800.00 dated June 9, 1982, and recorded in the RMC Office for Greenville County, South Carolina, on June 10, 1982, in Mortgage Book 1572 Page 306.

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.

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

FILED
JUN 28 1982

GREENVILLE CO. S.C.
AUG 8 4 05 PM '83
DONNIE S. WALKERSLEY
R.M.C.

AUG 8 1983
RECORDED
INDEXED
30

PAID, SATISFIED & CANCELLED
SOUTHERN SERVICE CORP.
DATE August 3, 1983
WITNESS
4573

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, his 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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.