

B 3 2 6

P O Box 408, Greenville, S. C.

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO S.C.  
DEC 5 3 21 PM '83  
DONNIE S. STANWERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

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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

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.

*Donnie S. Stanwersley*

REC'D  
APR 30 1984  
420 9 063

DATE: April 24, 1984  
*J. Gray Sullivan*  
VICE PRESIDENT  
WITNESSES: *John R. Ghent*

33955  
STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
XC-513 05.40

GREENVILLE CO. S.C.  
APR 30 2 52 PM '84  
DONNIE S. STANWERSLEY  
R.M.C.  
APR 30 1984

Together with all and singular rights, members, improvements, 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 fixed 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 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 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 whatsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.