

MORTGAGE OF REAL ESTATE

301 College Street  
Greenville, S.C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

41 PM '80  
SLEY

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS,

Preferred Homes, 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

Eight Thousand and No/100---- Dollars (\$ 8,000.00 ) due and payable

According to the terms of the Note executed simultaneously herewith.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid.

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 Mortgagor 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 situate, lying and being on the Northern side of Kindlin Way, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 2 of a Subdivision known as Fox Ridge at Pebble Creek, Phase I, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 7-C at Page 67, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Kindlin Way, at the joint front corner of Lots Nos. 2 and 3, and running thence with the joint line of said Lots N. 37-00 W. 145 feet to an iron pin in the line of the Duke Power right-of-way; running thence with the Duke Power right-of-way line N. 53-01 E. 70 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; running thence with the joint line of said Lots S. 37-00 E. 145 feet to an iron pin on the Northern side of Kindlin Way; running thence with the Northern side of said Way S. 53-01 W. 70 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein by United Development Services, Inc. by Deed recorded simultaneously herewith.

This Mortgage is junior in lien to that certain Note and Mortgage this day executed unto The South Carolina National Bank in the original amount of \$57,750.00.

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 herein 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, successors and assigns forever.

The Mortgagee covenants that it is lawfully seized of the premises to be mortgaged in the simple absolute, that it has good right and lawful authority to convey or grant the same, and that the premises are free from all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and defend the title to the premises unto the Mortgagee, its heirs, successors and assigns against the Mortgagor and all persons who may claim an interest in the same.

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