300x1510 PAGE 934

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MÖRTGAGE OF REAL ESTATE

E PRESENTS MAY CONCERN:

 $\mathbb{R}\mathsf{SLEY}$

Venna G. Howard WHEREAS,

Southern Service Corporation (hereinafter referred to as Mortgagor) is well and truly indebted unto

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated Eight thousand five hundred and 00/100----herein by reference, in the sum of Dollars (\$ 8.500.00

according to the terms thereof, said note being incorporated herein by reference

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 Mortgagoe at any time for advances inade to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgager 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, burgained, 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, being known and designated as Lot No. 152 of a subdivision known as Canebrake II, Sheet 1 according to revised plat thereof prepared by Arbor Engineering, Inc. dated June, 1979 and revised November 21, 1979 being recorded in the RMC Office for Greenville County in Plat Book 7-C at page 79 and having, according to said plat, such metes and bounds as appear thereon.

This is the same property conveyed to the mortgagor by deed of College Properties, Inc. dated August 8, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1131 at page _59.

This is a second mortgage, junior in lien to that certain mortgage given by Venna G. Howard to First Federal Savings and Loan Association on August 13, 1980 and being recorded in the RMC Office for Greenville County in Mortgage Book 1510 at page 928.

The mortgagee's address is: PO Box 408, Greenville, SC 29602

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertining, 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 mariner; 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, successors and assigns, forever,

The Mortgagor covenants that it is Invitally seized of the premises heireinabove described in ree simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free 2nd 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 Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

9

No. of the last of

GREENVILLE OFFICE SUPPLY CO.INC.

(4