STATE OF SOUTH CAROLINA (I) 10 30 PH 8 MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE SANKERSLEY

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WHEREAS. Foothills DeltaP, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Street, Greenville, S. C. 29601

(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 Fifty and No/100----- Dollars (\$ 13,350.00) due and payable

in accordance with the terms of said note;

with interest thereon from date

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at the rate of fourteen per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 289 on plat of CANEBRAKE III prepared by Arbor Engineering, Inc. dated November 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-X, at page 97, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to Foothills Delta P, Inc. by College Properties, Inc. by deed of even date, recorded herewith.

This is a second mortgage, being junior in lien to that certain mortgage given by Foothills Delta P, Inc. to First Federal Savings and Loan Association in the amount of \$86,900.00 recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book /554 at page 97%, on October 9, 1981.

COCUMENTARY STAMP TO 5.36

Together with all and singular rights, members, hered-timents, and appurtenances to the same belonging in any way incident or appertising, 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 s ch fixtures and equipment, other than the issual bousehold furniture, he considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, 8200 18318 and assigns, forever,

The Mortgagor covenants that it is lawfully 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 and clear of all lens and encumbrances except as provided berein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof

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