1118

MORTGAGE OF REAL ESTATE

Post Office Box 408
Greenville, S. C. 29602

BOOK 1569 PAGE 843

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 79 207

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 accordacne with the terms of said note of even date herewith,

and which mortgage is junior in lien to that certain note and mortgage given to First Federal Savings and Loan Association in the amount of $84,075.00 dated May 10, 1982, and recorded in the RMC Office for Greenville County, South Carolina, on May , 1982, in Mortgage Book 1569, Page 837.

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. 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.

17182

PAID, SATISFIED & CANCELLED
SOUTHERN SERVICE CORP.
DATE 3/11/83
ISSUE
WITNESS

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, its 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 Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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4.00CH

RECORDED
MAY 18 1982
at 3:54 PM
RMC, GREENVILLE, S.C.

RECEIVED
MAY 18 1982
RMC, GREENVILLE, S.C.

4328 RV.2