

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED

MORTGAGE OF REAL ESTATE

BOOK

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MAY 27 2 28 PM '82

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SIGNATURE: R. H. C. SPENCER
NELSON & PUTMAN BUILDERS, INC.

WHEREAS,

Nelson & Putman Builders, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Service Corporation,
P. O. Box 408, Greenville, S. C. 29602

(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 promissory note;

State of South Carolina, County of Greenville, on the southwestern side of Dawes Drive, being known and designated as Lot No. 269 on plat of CANEBRAKE III 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 more complete description by metes and bounds.

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

This is a second mortgage, being junior in lien to that certain mortgage to First Federal Savings and Loan Association dated May 24, 1982, recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDS & CLERK
MAY 27 1982

PAID, SATISFIED & CANCELLED
SOUTHERN SERVICE CORP.
DATE May 26, 1983
WITNESS

G. THADDEUS SULLIVAN, ATTY.
WITNESS: [Signature]

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 place 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.

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 whatsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

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