

MORTGAGEE'S ADDRESS: 301 College Street, Greenville, S. C.

MORTGAGE OF REAL ESTATE

1534 573

STATE OF SOUTH CAROLINA

CO. S. C.

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

4 37 PM '81

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. LANKERSLEY  
R.M.C.

WHEREAS, Rosamond Enterprises, 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

Twelve Thousand Eight Hundred Fifty and No/100----- Dollars (\$12,850.00 ) due and payable

One-half of the indebtedness will be repaid out of the first draws from the construction loan, with one-half of said amount being repaid in the first draw, and one-fourth of the amount being repaid in the second draw, and one-fourth of the amount being repaid in the third draw. The other one-half of the second mortgage indebtedness will be (SEE \*\*) with interest thereon from date at the rate of 14 per centum per annum, to be paid: at maturity

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, being known and designated as Lot No. 220 of a subdivision known as Canebrake II, Sheet 2 according to plat thereof prepared by Arbor Engineering, Inc. dated June, 1979, being recorded in the RMC Office for Greenville County in Plat Book 7-C at Page 41 and having, according to said plat, such metes and bounds as appears thereon.

This mortgage is second and junior in lien to that certain mortgage this date given by the Mortgagor to First Federal Savings and Loan Association in the original amount of \$73,150.00 to be recorded herewith.

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

\*\*repaid in full on or before the end of eighteen months, from the date of the loan, or when the dwelling is sold by deed or bond for title, or contract of sale, or leased with option to purchase, or is otherwise disposed of, whichever of said events first occur.

GCTO -----3 MR 981 853

RECORDED  
MAY 15 1981  
R.M.C.

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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