

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE  
FILED  
FEB 20 10 30 AM '82  
ALL WHOM THESE PRESENTS MAY CONCERN:

FEB 20 10 11 AM '82

WHEREAS, Gatewood Builders Inc., HERSLEY

(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 Fourty and 00/100

Dollars (\$13,340.00) due and payable

As stated in the note, executed simultaneously herewith.

with interest thereon from date at the rate of 14% per centum per annum, to be paid monthly

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,

All that piece parcel or lot of land situate, lying and being at the Southeastern corner of Swamp Fox Trail and Kings Mountain Drive, near the City of Greenville, in the County of Greenville, in the State of South Carolina, and know and designated as lot number 296 of a subdivision know as Canebrake Phase 3, plat of which is recorded in the R.M.C. Office for Greenville County, in plat Book 7X at Page 97, and according to said plat has the following metes and bounds to-wit:

BEGINNING at an iron pin on the southern side of Kings Mountain Drive at the joint corner lots numbers 295 and 296 and running thence with the joint line of said lot S. 18-08 E. 101.47 feet: to an iron pin at the joint rear corner of lots numbers 296 and 297 running thence with the joint line of said lots S.71-52W. 130 feet: to an iron pin on the eastern side of Swamp Fox Trail, running thence with the eastern side of said trail N. 18-08 W. 73.45 feet: to an iron pin at the intersection of Swamp Fox Trail, with Kings Mountain Drive, running thence with said intersection N. 24-54 E. 36.55 feet: to an iron pin on the southern side of Kings Mountain Drive, running thence with the southern side of said drive N. 71-09 E. 105.07 feet: to an iron pin point of beginning:

This is the identical property conveyed to the Mortgagor herein by deed of College Properties, Inc. to be recorded herewith.

This mortgage is junior in lien to that certain note and mortgage executed this date unto First Federal Savings and Loan Association of S. C., in the original amount of \$67,450.00.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY STAMP  
FEB 20 1982

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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 hereinbefore 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 who have or lawfully claim the same or any part thereof.

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