

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GREENVILLE CO. S.C.
APR 20 9 40 AM '83
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANNERLEY
R.H.C.

WHEREAS, Ben E. Sanders

(hereinafter referred to as Mortgagor) is well and truly indebted unto
College Properties, Inc., Post Office 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 _____ Dollars (\$ 37,500.00) due and payable
Thirty-seven Thousand Five Hundred and No/100-----

in accordance with the terms of said promissory note;
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 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.

APR 20 1983

RECORDED
APR 20 1983
GREENVILLE CO. S.C.
DEEDS
STAMP
MAY 12 1983

PAID, SATISFIED & CANCELLED
35435 College Properties, Inc.
DATE 9-83
G. TIMOTHY SULLIVAN, ATTY #146
DONNIE S. TANNERLEY
WITNESS Timothy Sullivan

FILED
GREENVILLE CO. S.C.
JUN 27 1983
JUN 7 3 43 PM '83
DONNIE S. TANNERLEY
R.H.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 hereinafore 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 Mortgagee 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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