STATE OF SOUTH CAROLINA

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. Foothills Delta P, Inc.

dereinafter referred to as Mortgagor) is well and truly indebted unto Southern Service Corporation, 301 College Street, Greenville, S. C. 29601

thereinafter 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 Five Hundred and No/100----
Dollars (\$ 13,500.00 ) due and payable in accordance with the terms of said promissory note;

with interest thereon from date

t the rate of 14%

per centum per annum, to be paid:

monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 ther and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, burgained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on Ticonderoga Drive, being known and designated as Lot No. 278 on plat of CANEBRAKE SUBDIVISION, PHASE 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 a more complete description by metes and bounds.

This is the same property conveyed to the Mortgagor by College Properties, Inc. by deed dated July 7, 1981, recorded herewith.

This is a second mortgage, being junior in lien to that certain mortgage given by the Mortgagor to First Federal Savings and Loan Association dated July 9, 1981, recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1546 at page 619

DOCUMENTARY
STAMP
TAX
PROTEIN TAX

Together with all and singular rights, members, heredituments, and appurtenances to the same belonging in any way incident or appertining, 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, success its and assigns, forever.

The Mortgagor covenants that it is lawfully sexted of the premises hortenabove described in recomple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free 20.3 our of all hers and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor encountered forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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