

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NOV 9 12 45 PM '82
DONNIE STANFORD
R.H.C.

MORTGAGE OF REAL ESTATE

81 PAGE 592

WHEREAS, GEORGE DUMIT

(hereinafter referred to as Mortgagor) is well and truly indebted unto COLLEGE PROPERTIES, INC.

(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 Twenty-Seven Thousand Five Hundred and 00/100----- Dollars (\$27,500.00) due and payable

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 placed on the premises not later than six months from September 30, 1982.
- Failure to comply with said covenants shall constitute default on the the within mortgage.

GCTO 3 NO 9 82 096

JUN 30 1983

DATE June 27, 1983
AUTHORIZED SIGNATURE
DEED BOOK 1181 Pg. 508
WITNESS

RECORDS & CLERK
COUNTY OF GREENVILLE
SOUTH CAROLINA
RECEIVED
JUN 27 1983

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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 Mortgagee 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 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 whatsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

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