

MORTGAGE OF REAL ESTATE *301 College St
City*

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

REC'D
DEC 7 11 50 AM '83
DONNIE S. DANVERS

WHEREAS, *The Vistal Sp., Inc.*

(Hereinafter referred to as Mortgagor) is well and truly indebted unto **Southern Service Corporation**

(Hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Seventeen Thousand Three Hundred and no/100** Dollars (\$ **17,300**) due and payable

as set out in note of even date

and enclosures, by deed recorded herewith.

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 (6) 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 (6) months from the date of the within mortgage.

Failure to comply with said covenants shall constitute a default within mortgage.

John G. Cheros, Attorney

PAID, SATISFIED & CANCELLED
SOUTHERN SERVICE CORPORATION
COLLEGE PROPERTIES, INC.

DATE: *2-29-84*

J. Gary Bellman
OFFICE MANAGER / PRESIDENT

WITNESS *Lib. Lorraine*

27819

Together with all and singular appurtenances, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may now or be had thereon, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intent 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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

1 DE 7 230 621 11801 4.20CT

FILED
GREENVILLE, S.C.
MAR 12 9 34 AM '84
DONNIE S. DANVERS
R.M.C.

*Cancelled
Donnie S. Danvers
R.M.C.*

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