

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 50

MORTGAGE OF REAL ESTATE BOOK

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Hamlett Builders, Inc.

(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 five hundred and no/100~~ Dollars (\$ 13,500.00) due and payable

as set out in note. COLLEGE PROPERTIES, INC.

DATE: August 27, 1984 6551

with interest thereon from maturity 2 at the rate of ten (10) per centum per annum, to be paid: after maturity

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance, premiums, public assessments, 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) 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 lying in the State of South Carolina, County of Greenville, shown as Lot 211 on plat of Canebrake Phase II as recorded in Plat Book 7C at page 69, revised in Plat Book 7C at page 79 and Plat Book 7X at page 68 and having such courses and distances as will appear by reference to said plats.

Being a portion of the property conveyed by College Properties, Inc. by deed recorded in Deed Book 1185 at page 507 on April 1, 1983.

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

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

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Created
Dannie L. Andrews
KMC

AUG 29 1984

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