

MORTGAGE OF REAL ESTATE -  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }  
FILED  
CC. S. C.  
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DUNNIE R.M.C.

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MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Eastco Development Corp.

(hereinafter referred to as Mortgagor) is well and truly indebted unto College Properties, Inc.,  
P. O. 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

Forty-nine Thousand Five Hundred and No/100 Dollars (\$ 49,500.00 ) due and payable

in accordance with the terms of said promissory note;

recorded herewith.

This is a second mortgage, being junior in lien to that certain mortgage given by Eastco Development Corp. to Wachovia Mortgage Company of even date, 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 (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.  
PAID! SATISFIED & DISCHARGED  
SOUTHERN SERVICE CORPORATION  
COLLEGE PROPERTIES, INC.

DATE October 19, 1984  
BY Gay Sullivan  
OFFICE MANAGER / VICE PRES

WITNESS John R. McBrayer

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP TAX  
19.80  
MAR-584 PB 11218

NOV 15 1984

GREENVILLE, S.C.  
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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 Mortgagor 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 Mortgagor 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.