

Mortgagee's mailing address: 2003 Laurens Rd., Greenville, S. C. 29607

ECO: 1504 PAGE 645

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED } S. C.

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

APR 23 3 56 PM '80

WHEREAS,

Devenger Place Family Center of Greenville, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Devenger Road Land Company

(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

One Hundred Twenty Five Thousand, Three Hundred Dollars (\$ 125,300.00) due and payable

According to the terms of Note of Even Date

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee 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 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) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, 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 tract of land situate, lying and being in the State of South Carolina, County of Greenville located on the northeastern side of Paddock Lane and containing 4.239 acres as shown on plat entitled "Devenger Place Family Center" being dated February 28, 1978 prepared by Dalton & Neves Co., Engineers, being recorded in the RMC Office for Greenville County in Plat Book 6M at Page 22 and having according to said plat such metes and bounds as appears thereon.

This being the same property conveyed to the mortgagor herein by deed of Devenger Road Land Company, a Partnership of even date and to be recorded herewith.

The Purchase of the above described property and the execution of the within mortgage, together with the Note it secures was duly authorized by Resolution at Membership Meeting after notice given with a quorum present held on the 24th day of April, 1980.

The within mortgage is a second mortgage subject to a first and prior mortgage executed by the within mortgagor to First Federal Savings and Loan Association of Greenville, S. C. in the original sum of \$140,700.00 being recorded in the RMC Office for Greenville County in Mortgage Book 1424 at Page 798 on which there is a present balance of \$26,564.87.

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE, S. C. DOCUMENTARY

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 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.

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