STATE OF SOUTH CAROLINA FILED GREYENVILLE CO. S. C. COUNTY OF GREENVILLE NW 7 11 23 41:183

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DUNNIE S. J. MILERSLEY

WHEREAS,

Devenger Pointe Company, a South Carolina Partnership

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

Post Office 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 One Hundred Fifty-five Thousand and No/100----- Dollars (\$ 155,000.00 ) due and payable

in accordance with the terms of said promissory note;

with interest thereon from

FHLLB variable rate per centum per annum, to be paid: at maturity at the rate of 24% above

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:

и архитуранду буранду бура Sigte alegethe Granding Court of the Court o

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as 13.6 acres, on the southeastern side of Devenger Road, on survey prepared by Dalton & Neves Co., Engineers, dated November 1983, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10.6 at page 57, reference to which is hereby made for a more complete description by metes and bounds.

ALSO: ALL those pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots 6-18; 21-31; 58-70; 72, 73; 82-84 as shown on plat of DEVENGER POINTE SUBDIVISION, SECTION ONE, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-F, at page 59, reference to which is hereby made for a more complete description by metes and bounds.

This is a portion of the property conveyed to the Mortgagor by College Properties, Inc. by deed of even date, recorded herewith.

After the loan at First Federal Savings and Loan Association is paid in full, the Mortgagee shall release from the lien of this mortgage individual lots upon the payment of \$15,000.00 per lot. The entire 13.6 acres upon the payment of \$40,000.00, shall be released from the lien of this mortgage.

This mortgage is junior in lien to those certain/mortgages given by the Mortgagor to First Federal Savings and Loan Association dated October 31, 1983, recorded herewith. In the event of default by the mortgagor on either of the two mortgages to First Federal Savings and Loan Association herein mentioned, such default shall constitute a default on this second mortgage.

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 heireinabove 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. GREBNVILLE OFFICE SUPPLY GO. INC. A AND THE SECOND SECOND

N١