

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE VOL 1635 PAGE 898

GREENVILLE S.C.
JUN 1 1983
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, I, David R. [Name],

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

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promisory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

REINVESTED, Dollars (\$ 10,000.00) due and payable

with interest thereon from (10/27/83) at the rate of (12%) 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, being known and designated as Lot 103 of a subdivision known as Cliff Ridge Colony, Phase I, Sheet 3, as shown on a plat thereof prepared by Arbor Engineering, Inc., being recorded in the R.M.C. Office for Greenville County, in Plat Book 9-F at Page 54, and having according to the said plat such metes and bounds as are shown thereon;

This is the same property conveyed to the mortgagor from the mortgagee by deed dated October 27, 1983, recorded immediately prior to the recording of this mortgage.

The 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 the mortgagor become sixty 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 costs 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 weeks or longer.

(3) To complete all construction of the dwelling to be placed on the premises not later than six months from the date of the within mortgage.

FAILURE TO COMPLY WITH THE SAID COVENANTS SHALL CONSTITUTE A DEFAULT ON THE WITHIN MORTGAGE.

Together with all and singular rights, members, benefits, 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 Mortgagee covenants that it is lawfully seized of the premises hereinafore described in fee simple absolute, that it has good right and lawful authority 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.

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