

MORTGAGE OF REAL ESTATE

BOOK 85 PAGE 1726

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE S.C.

MORTGAGE OF REAL ESTATE

BOOK 1625 PAGE 180

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 12 4 46 PM '83

DONNIE S. LESLEY

WHEREAS, BEECHWOOD PROPERTIES, A S. C. PARTNERSHIP,

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

(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 Twenty-Seven Thousand Five Hundred and 00/100 Dollars (\$ 27,500.00) due and payable

one-half of indebtedness will be paid in three (3) equal installments coincident with the first three (3) construction draws made by the Builder. The other half will be due in twelve (12) months from the date of the closing, or upon sale of the house by deed or bond for title, or contract of sale, or leased with option to purchase, or is otherwise disposed of, whichever of said events first occurs. with interest thereon from no interest 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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 62 of a subdivision known as "Club Forest" as shown on plats being recorded in the RMC Office for Greenville County in Plat Book 9-F at Pages 15, 16, and 17, and having such metes and bounds as appears thereon.

This is the same property conveyed to College Properties, Inc. in the deed of College Properties, Inc., dated September 7, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1126 at Page 150 on September 12, 1983.

Mortgagor further covenants and agrees: OFFICE-MANAGER: VICE PRESIDENT

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

JUN 26 1984

40817

200 31801

FILED
GREENVILLE
JUN 26 11:00 AM '83

Donnie S. Lesley
RMC

328