

MORTGAGE OF REAL ESTATE BY A CORPORATION—Office of P. Bradley Morrah, Jr., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BY 11 12 11 PM '77  
JOHN S. TAMMERSLEY  
R.M.C.

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

WHEREAS, SOUTHEASTERN INSURANCE SERVICE, INC.

a corporation chartered under the laws of the State of South Carolina  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary E. Reid

(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 Ten Thousand and no/100

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

in equal monthly installments of \$121.33 each on the 10th day of each and every month commencing October 10, 1974; payments applied first to interest balance to principal with final payment due and owing September 10, 1984.

with interest thereon from date at the rate of Eight per centum per annum, to be paid: monthly

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 on the South side of Goodwin Street in the city of Greenville, S. C. being shown as all of Lot 5 on plat recorded in Plat Book A at Page 149, RMC Office for Greenville County, S. C. and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Goodwin Street, corner of Lots 4 and 5; thence with the line of said Lots S. 19-30 E. 94.6 feet to an iron pin in line of Lot 4; thence with the line of lot 4 N. 70-00 E. 51.6 feet to an iron pin; thence with the joint line of Lots 5 & 6 N. 19.5-00 W. 94.3 feet to an iron pin on the South side of Goodwin Street, thence with the line of said street S. 69- 25 W. 51.6 feet to the point of beginning.

It is expressly understood and agreed that as long as this mortgage is due the mortgagor may at any time without permission from the mortgagee demolish and remove any and all improvements presently situate or hereinafter placed upon the premises.



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.

0805

4328 RV-2