

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, SOUTHEASTERN INSURANCE SERVICE, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto STANLEY G. TATE and EDWARD L. DENISON, Partners trading under the name of INVESTMENTS DIVERSIFIED LIMITED,

(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-TWO THOUSAND AND NO/100

Dollars \$ 22,000.00, due and payable

as per the terms of said note

with interest thereon from date at the rate of nine per centum per annum, to be paid: per terms of said note.

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

ALL that certain piece, parcel or lot of land situate lying and being in Greenville County, S. C., adjacent to the W. T. Grant Plaza Shopping Center, Greer, S. C., and being more fully described as follows:

BEGINNING at an iron pin on the western right of way of Middleton Drive (New Road) at the joint corner of Lawrence G. Stokes property (which iron pin is 480 feet from the southeast intersection of Wade Hampton Boulevard, U. S. Hwy. No. 29); thence along right of way of Middleton Drive, S. 25-59 E. 100 feet to an iron pin; thence along Investments Diversified Limited property, S. 67-41 W. 200.55 feet to an iron pin; thence N. 25-54 W. 100 feet to an iron pin, joint rear corner of Lawrence G. Stokes property; thence along line of Lawrence G. Stokes property N. 67-41 E. 200.4 feet to the beginning corner; containing 20,007 square feet or 0.459 acres according to a plat entitled "Property of Investments Diversified Limited, Greenville County, Greer, South Carolina", prepared by Dalton & Neves Co., Engineers, dated August, 1974.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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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