

FILED GREENVILLE CO. S. C.

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

APR 6 11 09 AM '75
DONNIE S. TANKERSLEY
R.H.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 Southern Bank & Trust Company

(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 AND SIXTY-FIVE THOUSAND + + + + +

+ + + + + Dollars (\$ 165,000.00) due and payable
ONE YEAR FROM DATE + + + + +

with interest thereon from date at the rate of Ten (10%) per centum per annum, to be paid quarterly

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 signing 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, Fair View Township, on the Richardson Road and containing 31.3 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING in the center of the Richardson Road at the corner of the property belonging to Mrs. Maude Boyd and running thence South 30 West 860 feet to branch; thence down the branch, South 81 West 188 feet; thence still with said branch South 61 West 340 feet; thence still with said branch, South 74-1/2 West 220 feet; thence still with said branch South 60-1/2 West 189 feet; thence South 82 West 274 feet to a stone in branch near big sycamore tree and in line of E. L. Martin land; thence with line of Martin land, North 29 East 1865 feet to stone, corner of Maude Boyd land; thence with line of Boyd land, South 62-1/2 East 1033 feet to the beginning corner.

PARCEL 2: All that piece, parcel or lot of land with the buildings and improvements thereon on the Eastern side of S. C. Highway 291, being a portion of Lot No. 11 as shown on a plat entitled "Property of J. H. Sitton, et al" by Piedmont Engineering Service, dated January 11, 1956 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book JJ at Page 105 and being further shown on a plat entitled, "Property of J. W. Pitts" by Dalton & Neves, dated February 1957, and having according to said latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of S. C. Highway 291, which iron pin is 687.5 feet South from the Southeastern point of intersection of said highway and Edwards Road, and running thence S. 88-20 E. 194.73 feet to an iron pin on a 30 foot service alley, thence with said alley S. 0-43 W. 52.5 feet to an iron pin; thence N. 88-20 W. 194.65 feet to an iron pin on the Eastern side of S. C. Highway 291, thence with the Eastern side of said highway N. 0-38 E. 52.5 feet to the point of beginning.

PARCEL 3: ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the Eastern side of Richardson Road and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Richardson Road, said point being the joint corner of property now or formerly of John F. Cooper and property described below, and running thence with the line of Cooper, S. 61-45 E. 1,005.2 feet to a stone; thence S. 29-15 W 651.4 feet to a point in a branch; thence with the said branch, the traverse line, the following courses and distances; S. 80-00 W. 165 feet; S. 67-19 W. 958.7 feet to a point in the branch; thence leaving said branch N. 30-57 E. 847.4 feet to the point of beginning.

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 derived therefrom, including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fixed thereto in any manner, and the situation of the parties hereto and of all fixtures and appurtenances, 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 favor of which it holds, that it has good right and is lawfully authorized to sell, convey or convey the same, and that the premises are free and clear of all liens, mortgages, claims, and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, from and against the Mortgagor, and all persons whatsoever lawfully claiming the same in any part thereof.

RECORDED

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