

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PH '81
ERSLEY

MORTGAGE OF REAL ESTATE

BOOK 1544 PAGE 844

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Premier Investment Co., Inc.

hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Service Corporation

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 Thirteen Thousand Three Hundred Forty and no/100-----

Dollars (13,340.00) due and payable

One-fourth (1/4) of indebtedness (\$3,335.00) due on first draw,
one eighth (1/8) of indebtedness (\$1,667.50) due on second and third
draw. Balance due and payable in full on or before the end of
eighteen (18) months from the date of the loan or when the dwelling is

sold*

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

*by deed or bond for title, or contract of sale, or lease with option to purchas

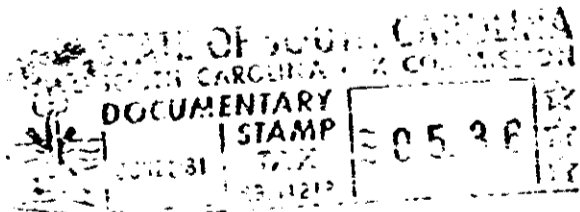
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the
Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes: or is otherwise disposed
of, whichever event first occurs

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 piece, parcel or lot of land lying in the State of South
Carolina, County of Greenville, shown as Lot 338 on plat of
Canebrake, Phase III, recorded in Plat Book 7 X at page 97 and
having such courses and distances as will appear by reference to
said plat.

Being the same property conveyed by College Properties, Inc. by
deed recorded June 16, 1981 in Deed Book 1150 at page 32.



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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 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 against
the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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