P O Box 408, Greenville, S. C. 29602

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: BOOK 1544 PAGE 846

WHEREAS, Premier Investment Co., Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Services 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 months, from the date of the loan, or when the dwelling is sold 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 date at the rate of fourteen 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

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 276 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 31.

STATE OF SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
$ 9536

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

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GREENVILLE OFFICE SUPPLY CO., INC.