

This Mortgage Deed

Executed the 31st day of December, A. D. 1982 by
AMERICAN PIONEER CORPORATION

a corporation existing under the laws of Florida, and having its principal place of
business at 600 Courtland Street, Suite 600, Orlando, Florida 32804
hereinafter called the mortgagor, to

AMERICAN PIONEER LIFE INSURANCE COMPANY OF OHIO, or assigns

a corporation existing under the laws of the State of Florida, with its permanent postoffice
address at 600 Courtland Street, Suite 600, Orlando, Florida 32804
hereinafter called the mortgagee:

(Wherever used herein the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs,
legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note"
includes all the notes herein described if more than one.)

Witnesseth, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the mortgagor hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the mortgagor is now seized and in possession situate in Greenville County,

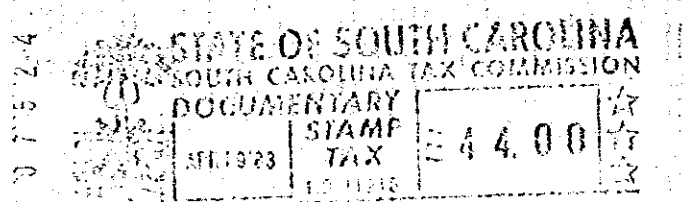
Florida, viz:
South Carolina

All that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, and shown on a plat entitled "Survey for Charter Oaks, Ltd.," prepared by Carolina Surveying Co., dated September 3, 1968 and revised in May, 1974 and August 12, 1974 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin at the joint corner of this 8.16 acre tract herein and Liberty Park Subdivision and running along a creek as the line S 30-16 E 194.6 feet to an iron pin; thence S 37-30 E 50 feet to an iron pin at the corner of property of Lake Forest Community Pool; thence with property line of said Lake Forest Community Pool S 77-46 E 200 feet to an iron pin; thence S 5-21 E 140 feet to an iron pin; thence N 77-46 E 200 feet to an iron pin in the line of property of Lake Forest Heights Subdivision, Section 2; running thence with the line of said subdivision S 5-21 E 123.6 feet; thence continuing with line of said subdivision S 14-24 E 159 feet to an iron pin; running thence with a branch as the line the following courses and distances; S 74-16 W 188 feet; thence S 29-56 W 95 feet; thence S 66-20 W 105 feet; thence S 66-20 W 59 feet; thence S 36-40 W 215 feet; thence S 49-18 W 31 feet to an iron pin; thence turning and running N 5-19 W 180 feet to a point at the joint corner of this tract and a .51 acre tract; thence with the property line of said .51 acre tract the following courses and distances: N 78-05 E 50 feet; thence N 67-55 E 50 feet; thence N 53-20 E 50 feet; thence N 47-08 E 12.8 feet; thence N 0-41 W 33.5 feet; thence N 48-30 W 175 feet; thence S 63-06 W 36.8 feet to an iron pin in the property line of Bi-Lo; running thence with said property line N 5-19 W 299.9 feet to an iron pin at corner of Lake Forest Shopping Center; thence with the line of said Shopping Center N 1-10 W 194.0 feet to an iron pin at the corner of property now or formerly of Peck; thence with line of Peck Property N 1-28 W 100 feet to an iron pin; thence turning and running N 84-43 E 104.4 feet to an iron pin at the corner of property of Liberty Park Subdivision; thence with line of said subdivision N 84-20 E 242.0 feet to an iron pin and continuing along the line of said subdivision N 76-09 E 86.5 feet to an iron pin, the point of beginning.

Derivation Clause: Charter Oak Ltd.

Aug 19, 1974, Deed 1005 page 103



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