

FILED
GREENVILLE CO. S. C.

BOOK 1327 PAGE 431

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

Nov 13 10 36 AM '74
MORTGAGE OF REAL ESTATE BY A CORPORATION
BONNIE S. TAYLOR
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 and 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 Twenty-One Thousand and no/100 -----
-----Dollars (\$ 21,000.00) due and payable

in equal monthly installments of \$307.66 each on the 12th day in each and every month commencing December 12, 1974 with the final payment due 8 years from date; payments applied first to interest, balance to principal

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

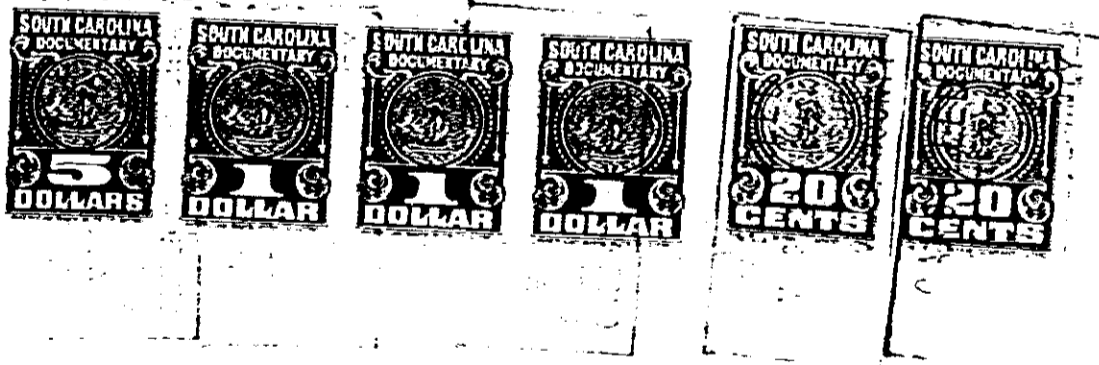
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Greenville on the southeastern side of Goodwin Street (formerly

Joseph Street) being shown as Lot 3 of Goodwin lands as shown on plat thereof recorded in Plat Book A, page 149, RMC Office for Greenville County, S. C. and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on Goodwin Street at the corner of the driveway reserved for Lot 2 which point is 160 feet from Buncombe Street; thence with Lot 2, S. 19-1/2 E. 95 feet; thence N. 70 E. 51 feet, 6 inches to corner of Lot No. 4; thence with line of Lot No. 4, N. 19-1/2 W. 94 feet 9 inches to Goodwin Street; thence with said street, S. 69-1/4 W. 59 feet, 6 inches to 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 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 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.

0431

4328 RV-2