

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 }

SEP 9 3 40 PM '82
DONNIE S. TANKERSLEY
R.M.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 (hereinafter referred to as Mortgagor) is well and truly indebted unto AMERICAN INSURANCE COMPANY OF TEXAS, an insurance 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 TWO HUNDRED FIFTEEN THOUSAND and NO/ONE

HUNDREDTHS ----- Dollars (\$215,000.00) due and payable in equal monthly installments of \$2,911.20 on the 9th day of each and every month, commencing October 9, 1982, until paid in full 20 years from date hereof, payments applied first to interest, balance to principal

with interest thereon from date of Mortgage at the rate of 15 1/2% 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:

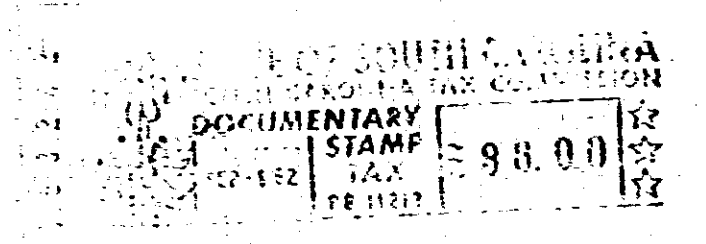
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being shown as Parcel "B", consisting of 1.15 acres, more or less, on a plat prepared for Pelham Interstate Joint Venture by Enwright Associates dated February 16, 1973, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4 X, at page 40, and having, according to said plat, the following courses and distances to wit:

BEGINNING at an iron pin on the right-of-way of Pelham Road at the joint front corner property conveyed herein and property now or formerly of Central Realty Co., and running thence S 88-55 E 100 feet to an iron pin on the right-of-way of Pelham Road; thence continuing with the right-of-way S 4-39 E 7 feet to a right of way monument; thence continuing N 88-31 E 46.56 feet to an iron pin; thence continuing N 85-20 E 83.4 feet to an iron pin; thence turning and running S 67-17 E 43.9 feet with the right of way of Interstate Court to an iron pin; thence turning and running with the right-of-way said street S 38-44 E 152 feet to an iron pin at the corner of property now or formerly known as Parcel "A"; thence turning and running with the line of Parcel "A" S 51-16 W 200 feet to an iron pin; thence turning and running with the property now or formerly of Central Realty N 38-44 W 3 feet to an iron pin at the point of beginning.

Being the same property conveyed to the Mortgagor by Deed of Am-Can Transport Service, Inc. et. al., of even date to be recorded herewith.

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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 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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