Mortgagee's Address: Route 8, Box 397, Greer, South Carolina 29651 24814 30

STATE OF SOUTH CAROLINALE DETANKERSLEY REAL ESTATE BY A CORPORATION COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor), is well and truly indebted unto T. BERNARD PHILLIPS (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 One Hundred Ten Thousand Fifty and No/100ths Dollars (\$110,050.00) due and payable with interest thereon in accordance with the terms and provisions of said note the final paymant of which, if not sooner paid, is due and payable on October 21, 1983;

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 tract of land situate, lying and being in the County of Greenville, State of South Carolina on the northern side of Interstate Highway 85 between Greenville and Spartanburg being shown and designated as 9.80 acres on a plan by Robinson Engineering Service dated July 8, 1971 recorded in the RMC Office for Greenville County in Plat Book SSS at Page 459 and having according to a more recent survey made by Enwright Associates, Inc. September 24, 1980 entitled "Roper Center Associates" the following metes and bounds, to-wit:

BEGINNING at an old nail in the center of Highway I-85 Frontage Road at the corner of property now or formerly of P. L. Smith, Jr. and running thence with the center of said Frontage Road the following courses and distances: with the curve of said road, the chord of which is S. 56-00 W. 393.61 feet to an old nail, and S. 63-26 W. 584.52 feet to an old nail at the intersectionof said Frontage Road with Phillips Road; thence with the intersection of said roads, the chord of which is N. 84-04 W. 107.70 feet to an old nail in the center of Phillips Road; thence with the center line of said Phillips Road N. 53-08 W. 231.14 feet to an old nail at the intersection of said road with Johns Road; thence with the center line of Johns Road the following courses and distances: N. 42-18 E. 135.48 feet to a new nail, thence with the curve of said road the chord of which is N. 32-16 E. 166.43 feet to a new nail, thence N. 22-14 E. 385.05 feet to a new nail and thence with the curve of said road, the chord of which is N. 28-24 E. 120.56 feet to an old nail at the corner of property now or formerly of Tri-State Machinery Co., Inc.; thence leaving Johns Road and running with the line of property now or formerly of said Tri-State Machinery Co., Inc., S. 48-55 E. 221.36 feet (iron pin at 18.95 feet) to an old iron pin; thence with the line of property now or formerly of P. L. Smith, Jr. S. 48-26 E. 262.41 feet to an old iron pin and S. 82-30 E. 398.47 feet (old iron pin at 356.91 feet) to an old nail in the center line of Highway I-85 Frontage Road, the point of beginning.

The above described property is the same conveyed to the Mortgagor herein by deed of the Mortgagee, T. Bernard Phillips dated October 21, 1980 and recorded herewith in the RMC Office for Greenville County, South Carolina.

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