MORTGAGE OF REAL ESTATE -

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P O Box 408 Greenville, S. C. 29602

STATE OF SOUTH CAROLINA ) 3 33 PH '80 MORTGAGE OF REAL ESTATE BCGX 1521 PAGE 985 COUNTY OF Greenville SOUND: AND TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Premier Investment Co., Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Service 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 Four Thousand Seven Hundred Fifty and no/100-----Dollars (\$ 4,750.00 ) due and payable

Due and payable twelve months from date or upon sale, rental, lease, lease-option, or execution of Bond for Title, whichever first occurs.

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

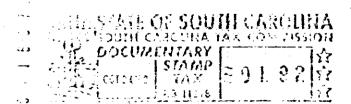
at maturity
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 138 on plat Canebrake, Phase I, recorded in Plat Book 7 C at page 11 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 herewith.



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 r ch fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

GREENVILLE OFFICE SUPPLY CO. INC.

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TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, sucressors and assigns, forever.

<sup>\*\*</sup> The Mortgagor covenants that it is Invfully seized of the premises heireinabove described in ree 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 whomseever lawfully claiming the same or any part thereof.