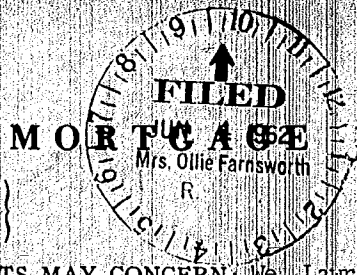


FIRST MORTGAGE ON REAL ESTATE



STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Lawrence D. Cooper and Sallie M.

Cooper, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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 Fourteen Thousand and No/100 DOLLARS (\$14,000.00), with interest thereon from date at the rate of six and one-half

(6 1/2%) per centum per annum, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on July 1, 1982, and

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 purpose;

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, Austin Township, shown on Plat by J. Mac Richardson, July, 1950; bounded by lands of Cleo Hips Mayfield, et al. and described as follows: BEGINNING at iron pin, corner with lands of Hips; thence South 54 West 150 feet to point, said point being just a few feet Northwest of a spruce treated road and approximately 666.5 feet North 54 East from an iron pin in fork of said road, thence North 36 West 300 feet to corner, lands of Etta Lou Mayfield, thence North 54 East 150 feet to point on Hips line, thence South 36 East 300 feet to the beginning.

The foregoing land was conveyed to mortgagors by deed of Cleo Hips Mayfield, et al., May 19, 1962, to be recorded.

Together with all and singular the rights, members, hereditaments and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.