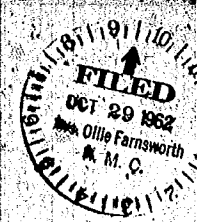


STATE OF SOUTH CAROLINA
COUNTY OF Greenville

BOOK 905 Page 153

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, Georgia O & Grady D Smith

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY FINANCE CORPORATION
100 E. North St.
Greenville, 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 One thousand Seven Hundred Twenty-Eight Dollars and no/100 Dollars (\$ 1728.00) due and payable
Twenty-four installments at Seventy-Two each, (24x'72.00).

with interest thereon from date at the rate of 6 1/2 per centum per annum, to be paid:

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, Austin Township, located on the South-East side of State Highway No. 296, near Gilders Creek; and having according to a survey and plat made by T. C. Adams in January 1955, revised in February 1956, the following metes and bounds, to wit:

Beginning at an iron pin on Highway right of way, said pin being 33 ft. from center of said highway, and running thence S. 42-0 E. 290.4 ft to an iron pin; thence S. 44-30 W. 150 ft to an iron pin; thence N. 42-0 W. 290.4 ft to an iron pin on Highway Right of way; thence along said Right of way, N. 44-30 E. 150 ft to the beginning corner and containing one (1) acre more or less and being the same conveyed to me by George W. Green by his deed dated February 18, 1956 and recorded in the R. M. C. Office in Deed Book 554 at Page 149.

This conveyance is made subject to a mortgage executed by Grady D Smith to First Federal Savings and Loan Association of Greenville, in the original sum of \$10,300.00, dated May 31, 1956, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 680 at Page 340.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

SUBSCRIBED AND SIGNED OF LEGAL