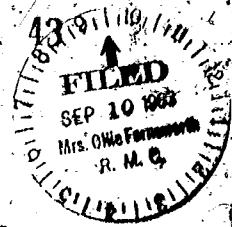


STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, I, Arnold S. Ricker

(hereinafter referred to as Mortgagor) is well and truly indebted unto Franklin Finance and Loan Company

(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 six hundred eighty (1,680) Dollars (\$1,680.00) due and payable

in 24 equal monthly installments of Seventy (\$70.00) Dollars each, the first installment to be due and payable on October 15, 1963, and a like installment on the same day of each and every month thereafter until paid in full.

with interest thereon from date at the rate of 6% per centum per annum, to be paid upon demand

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 Mortgagee in and 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, Butler Township, on the southwest side of Gladys Drive, and being known and designated as Lots Nos. 38 and 39 of a subdivision of the property of J. B. Hall and R. E. Cox (Known as Gladgras) as shown on a plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book S, Page 13, and more particularly shown on a plat of the property of Arnold S. Ricker, prepared by J. C. Hill on March 31, 1960, and according to said plat, having the following notes and bounds, to wit:

BEGINNING at an iron pin on the southwest side of Gladys Drive; front corner of Lot 37, which iron pin is 800 feet southeast of the intersection of said Gladys Drive with the Airport Road, and running thence with the southwest side of Gladys Drive, S 31-09-E 100 feet to an iron pin at the front corner of Lot 40; thence with the line of said Lot, S 52-51 W 251.4 feet to a corner on a concrete round post; thence with the rear line of Lots 39 and 38, N 22-30 W 100 feet to an iron pin at the rear corner of Lot 37; thence with the line of said lot, S 52-51 E 248.5 feet to the point of beginning.

It is understood by the parties hereto that this mortgage is junior to one executed by the mortgagor herein to the Independent Life and Accident Insurance Company, dated April 7, 1960, in the principal sum of \$1,600.00, said mortgage being recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgage Book 625, Page 413.

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.

For Satisfaction see R. E. M. Book 1009 Page 577

SATISFIED AND CANCELLED OF RECORD

DAY OF Oct. 1965
Oliver Funnar
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:19 O'CLOCK P. M. NO. 10553