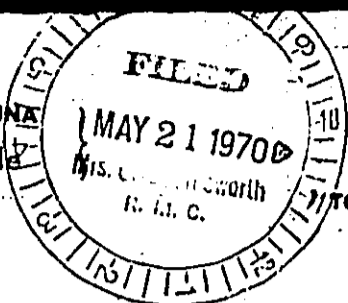


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1155 PAGE 591

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Philip W. Bremner, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fairlane Finance Company, Inc.

(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 Three Thousand Twenty Four and 00/100

Dollars (\$ 3024.00) due and payable in thirty six (36) equal, monthly installments of \$84.00 each; the first installment being due and payable on the 20th day of June, 1970, with a like sum being due and payable on the 20th day of each succeeding calendar month thereafter until the entire amount of interest and principal has been paid in full.

with interest thereon from ^{maturity} date at the rate of 8 per centum per annum, to be paid: annually

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 on the North side of Potomac Avenue (formerly Hassie Street), in the City of Greenville, State and County aforesaid, being known and designated as 32 Potomac Avenue and being Lots Nos. 26 and 29 and portions of Lots Nos. 25 and 30 on a plat of Augusta Terrance, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book "G" page 265, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the Northern side of Potomac Avenue (formerly Hassie Street), which iron pin is 453.5 feet from the intersection of Potomac Avenue and Old Augusta Road, and running thence North 29-02 West 202 feet to an iron pin; thence North 60-48 East 65 feet to an iron pin; thence South 29-02 East 205.8 feet to an iron pin on Potomac Avenue; thence along Potomac Avenue South 64-03 West 65.1 feet to the point of BEGINNING.

Together with all and singular rights, members, herditaments, 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.