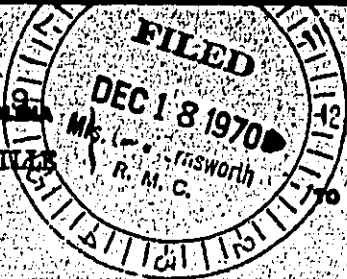


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1176 PAGE 125

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Billy W. Rigsby and Annette W. Rigsby

(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

Seventy Five Hundred and no/100's ----- Dollars (\$ 7500.00) due and payable in sixty (60) equal monthly installments of \$125.00 each; the first installment being due and payable on the 20th day of January, 1971, with a like sum being due and payable on the 20th day of each succeeding calendar month thereafter until the entire amount of principal and interest has been paid in full.

with interest thereon from maturity at the rate of 7 1/2 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 Longmeadow Road in Greenville County, State of South Carolina, being known and designated as Lot #1, Block A, of Brook Glenn Gardens, Section No. 2, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book "WWW" page 5, and having, according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the Northern side of Longmeadow Road at the joint front corner of Lots 1 and 2 and running thence along the line of Lot 2, North 27-39 West 165.7 feet to an iron pin; thence South 55-00 West 100.0 feet to an iron pin; thence South-29.43 East 230.0 feet to an iron pin; thence North 59-42 East 25.5 feet to an iron pin on the terminus of Longmeadow Road; thence along Longmeadow Road and following the curvature thereof North 46-52 West 51.7 feet; North 14-14 East 50.0 feet and North 74-19 East 50 feet to the BEGINNING CORNER.

This mortgage is second and junior to that certain note and mortgage to Carolina Federal Savings and Loan Association, recorded in Book 1094 at page 139.

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.