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GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

DEC 3 4 44 PH '73

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES S. LAWSON AND LINDA T. LAWSON,

(hereinafter referred to as Mortgagor) is well and truly indebted unto GENERAL FINANCE CORPORATION

(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 Thirty-Six Hundred and No/100 ---------- Dollars ($ 3600.00) due and payable

in thirty-six (36) installments of One Hundred and No/100 Dollars ($100.00) each, beginning December 20, 1973.

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, the Mortgagee's heirs, 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 on the southern side of Melrose Court and being shown and designated as Lot No. 170 on Plat of Idlewild, Sheet No. 1, made by Enwright Associates, Engineers, dated January 17, 1972, recorded in the RMC Office for Greenville County in Plat Book 4N at Page 54, said property being more particularly described according to said Plat as follows:

BEGINNING at an iron pin on the southern side of Melrose Court, said iron pin being located at the joint front corner of Lots 171 and 170, and running thence N. 55-18 E. 107.5 feet to a point; thence continuing with the southern side of Melrose Court 5.1 feet to an iron pin, said iron pin being located at the joint front corner of Lots Nos. 170 and 169; thence S. 17-52 E. 125 feet to an iron pin; thence S. 67-37 W. 53 feet to a point; thence N. 47 - 25 W. 112.2 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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 is 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.

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