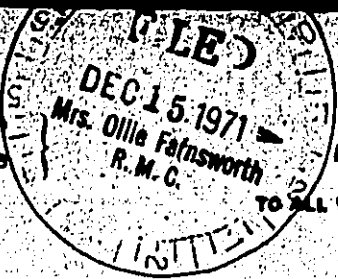


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1216 PAGE 429

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, William H. and Annie Mae Burton - 6 Long Hill Street

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation
100 E. North Street 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 four hundred forty dollars and no/100.
.....Dollars (\$ 1440.00) due and payable

Thirty six installments of Forty dollars (36x40.00).....

with Interest thereon from date at the rate of 1000 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

All that certain piece, parcel or lot of land situate, lying and being on the South side of Long Hill Street, in the City of Greenville, being known as lot 88 on plat of Augusta Road Hills, made by Dalton & Neves, December 1940 recorded in the REC Office of Greenville County, S.C. in plat Book M page 33 and also being shown on a more recent plat of property of M. L. Thomas and R. K. Campbell RLS, Dated October 27, 1956, and having according to both plats, the following metes and bounds, to wit: BEGINNING at an iron pin on the South side of Long Hill Street at the joint front corner of lots 87 and 88 and running thence with the line of lot 87, A 2-56W 165 feet to an iron pin; thence S89-20 W 60.1 feet to an iron pin; thence along the line of Lot 89 N. 2-56E 168.8 feet to an iron pin on the Southside of Long Hill Street; thence along the South side of Long Hill Street, S. 87-04 /E 60 feet to the beginning corner.

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.