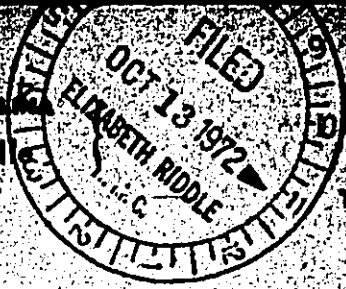


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1253 PAGE 275

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Johnnie R. Cummings

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fairlane Finance Co., 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 Forty One Hundred Seventy Six and 00/100

Dollars (\$ 4176.00) due and payable

in thirty six (36) equal, monthly installments of \$116.00 each; the first payment being due and payable on the 20th day of November, 1972, 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.

maturity

with interest thereon from ~~date~~ at the rate of 8 1/2 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, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, containing 6.12 acres, more or less, according to a plat of J.E. Acuff property prepared by John C. Smith, R.L. S., on June 13, 1969, and having according thereto the following courses and distances, to-wit: BEGINNING at an iron pin in the center of Bent Bridge Road at the joint corner with other property of Joe E. Acuff, and running thence along said road, South 52-58 West 185.6 feet to a curve; thence South 20-33 West 42.2 feet to an iron pin; thence South 43-30 East 400 feet to an iron pin; thence South 56-48 East 939 feet to an iron pin; thence North 30-15 West 941.2 feet to an iron pin; thence along the rear of the Acuff lot South 45-58 West 299.2 feet to an iron pin; thence along the western side of the Acuff lot North 30-30 West 410 feet to the point of BEGINNING.

This being a portion of the property conveyed to the grantor by a deed recorded in the R.M.C. Office for Greenville County in Deed Book 277 at page 88. The grantee to pay the 1970 taxes on said property.

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.