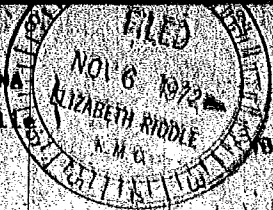


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1256 PAGE 199

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, the said Elkin S. Suber and Jessie Bell Suber (hereinafter referred to as Mortgagor) is well and truly indebted unto Fickensville Finance Company

(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 Nine hundred and 00/100's Dollars ----- Dollars \$ 900.00 due and payable

In 18 successive monthly payments of (\$50.00) Fifty and 00/100's Dollars beginning December 1, 1972 and due each and every 1st. thereafter until the entire amount is paid in full.

with interest thereon from date at the rate of eight (8) per centum per annum to be paid: semi-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 situated in the County of Greenville, State of South Carolina, in Austin Township, being known as Lot No. 119 on Boyd Avenue in a sub-division known as Hunters Acres near Simpsonville, South Carolina. This lot is fully described as follows, according to plat thereof prepared by W. J. Riddle and recorded in the R. M. C. Office for Greenville County in Plat Book "BB" at page 51.

BEGINNING on the west side of Boyd Avenue at joint corner of Lot No. 120 and running S. 80-00 E. 200 feet to an iron pin, thence running S. 10-00 W. 75 feet to an iron pin; thence running N. 80-00 W. 200 feet to an iron pin on Boyd Avenue; thence N. 10-00 E. 75 feet along Boyd Avenue to the beginning point.

The above is the same property conveyed to the mortgagor by deed of Charles E. Hughes dated October 10, 1960 and recorded herewith.

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