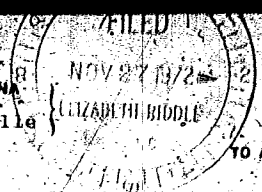


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1258 PAGE 417

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, the said James W. Land and Doris J. Land
(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickenyville Investment 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 Seven Hundred Sixty Seven and 34/100
Dollars (\$ 767.34) due and payable
forty-two and 63/100 (42.63) Dollars on December 20, 1972 and forty-two and
63/100 (42.63) Dollars on the 20th of each and every month thereafter until
the entire amount is paid in full.
maturity
with interest thereon from 6/30/70 at the rate of 12 1/2 per centum per annum, to be paid semi-annually

WHEREAS, the Mortgagor may hereafter become obligated 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
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 signing 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 near
the City of Greenville, in Greenville County, State of South Carolina, on the
southeast side of Gentry Street, being Town & all of Lot 3 and the North-
eastern one-half of Lot 2 on plat of property of H. W. Hunt, prepared by
R. E. Dalton, Engineer, November 1971, which plat is recorded in Plat Book
"E" at page 24, R.M.C. Office for Greenville County, S. C., and having
according to said plat, the following metes and bounds, to-wit:
BEGINNING at an iron pin on the southeast side of an unnamed 30-foot street
(now Gentry Street) at the point of intersection of Lots 3 and 4, thence with the
line of said street, S. 34-00 W. 75 feet to an iron pin in the center line of
lot 2; thence through the center of lot 2 along a new course, S. 55-54 E. 180
feet to an iron pin; thence N. 34-00 E. 75 feet to an iron pin at the rear
corner of lot 4; thence along line of lot 4, N. 55-54 W. 180 feet to an iron
pin, the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way (incidental or ap-
pertaining, 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.