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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Jimmy R. Jennings & June D. Jennings

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fairlane Finance Co. of Greenville, 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

Three Thousand Four Hundred and Fifty Six Dollars (\$ 3456.00) due and payable

Ninety Six Dollars & No/100 (\$96.00)

January 5th, 1973 and on the 5th day of each month thereafter until paid in full

with interest thereon from after maturity at the rate of 8% per centum per annum, to be paid after maturity

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 Greenville; all that piece, parcel of lot of land in Grove Township, Greenville County, State of South Carolina, having the following metes and bounds to wit:

BEGINNING at a nail in center of Highway #20, and running thence S 73-57 W 435.5 feet to an iron pin; thence N 10-25 W 177.7 feet to an iron pin; thence N 73-35 E 448 feet to an iron pin; thence S 44-45 E 135 feet to an iron pin; thence along center of said Highway #20, S 40-49 W 112.5 feet to a nail in center of Highway, the point of beginning.

This conveyance being according to survey and plat as made by John C. Smith, Reg. L.S. dated November 15, 1972.

This being a portion of the same property as conveyed to W.L. Dyer by deed dated November 29, 1943 from Mrs. Sunie M. Gambrell. Said deed being recorded in Office of RMC for Greenville County in Vol. 259, page 62.

The Grantor being Mrs. Myrtle E. Dyer; inasmuch as W.L. Dyer died testate on November 19, 1969 leaving as his sole heir under Will which is recorded on the Office of Probate for Greenville County, Mrs. Myrtle E. Dyer.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the roots, 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 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.