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GREENVILLE, CO. S. C.

Account No. 401-0325-970

REAL ESTATE MORTGAGE

BOOK 1206 PAGE 499

DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

This mortgage, made this the 12th day of February, 19 73,
by ROY V. CAPELL AND GENEVA G. CAPELL

hereinafter called the Mortgagor (whether one or more persons), in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto AMERICAN CREDIT COMPANY OF
POINSETT, INC. INC., a corporation, organized
and existing under the Laws of the State of South Carolina, hereinafter called the Mortgagee, in the sum of
Six Thousand Sixty and No/100 (\$ 6,060.00) Dollars,
as evidenced by promissory note of even date herewith, payable to the order of Mortgagee in 60 consecutive
monthly installments of \$ 101.00 each; the first installment being due March 12,
1973, and the remaining installments are due on the same day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor in consideration of the said debts
and sums of money aforesaid and for the better securing the payment thereof and also to secure the payment of any
other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth,
to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three
Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and
delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and
by these Presents do grant, bargain, sell and release unto the said Mortgagee, its successors or assigns, the following

described property situated in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being on the northern
side of Parker Road approximately two miles from the Greenville County Court House
being known and designated as Lot 3 of the J. M. Clark property according to a plat
thereof by Dalton & Neves dated August 1930 recorded in the RMC Office for Greenville
County, South Carolina, in Plat Book H at page 175 and shown on a more recent survey
by Piedmont Engineering Service entitled "Property of Roy V. Capell" dated March 7,
1948, and having according to said plats the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 2 and 3 on the northern side
of Parker Road which iron pin is 446.5 feet from the corner of land now or formerly
of Monaghan Mill; thence along the northern side of said Parker Road N. 51-44 W. 60
feet to an iron pin at the joint front corner of Lots 3 and 4; thence with the common
line of said Lots 3 and 4 N. 38-16 E. 244.9 feet to an iron pin on the line of property
now or formerly of Monaghan Mill; thence S. 25-54 E. 66.7 feet with the line of
property now or formerly of Monaghan Mill to an iron pin at the joint rear corner of
Lots 2 and 3; thence with the common line of said Lots 2 and 3 S. 38-16 W. 215.8 feet
to the point of beginning.