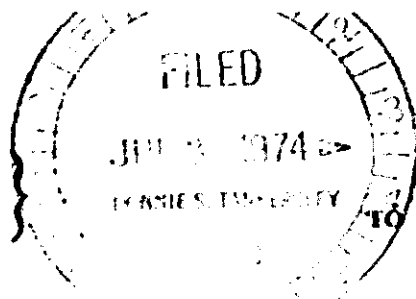


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles L. and Geraldine Bell

(hereinafter referred to as Mortgagor) is well and truly indebted unto

First Financial Services of Greenville, Inc., d/b/a Fairlane 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 Two thousand five hundred ninety two & No/100 -----

-----Dollars (\$ 2592.00) due and payable

Seventy Two & No/100 Dollars (\$72.00) on the 10th day of August, 1974, and
Seventy Two & No/100 Dollars (\$72.00) on the 10th day of each month thereafter
until paid in full.

with interest thereon from after maturity at the rate of eight per centum per annum, to be paid: aftermaturity

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, on the south side of Chestnut Street near the City of Greenville being shown as lot 16 and the adjoining 7 feet of Lot 17 on plat of Sunnymede recorded in the RMC Office for Greenville, S.C. in Plat Book II, Page 109, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Chestnut Street at the joint front corner of Lots 15 and 16 and runs thence along the line of lot 15 S. 13-13 W. 238 feet more or less to a point in the center of Brushy Creek; thence along the center of Brushy Creek, the traverse line being S. 84-45 E. 74.4 feet to an iron pin; thence through Lot 17 N. 11-26 E. 222.9 feet more or less to an iron pin on the south side of Chestnut Street, said pin being 7 feet east from the joint front corner of Lots 16 and 17; thence along the south side of Chestnut Street N. 71-30 W. 68.1 feet to the beginning corner.

This is the same property conveyed to the Grantor by deed of Harry A. & Margaret E. Greene, dated March 6, 1961, recorded in the RMC Office for Greenville, S.C. in Deed Book 670, Page 123.

This conveyance is subject to all restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 Mortgagee 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 Mortgagee 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 whatsoever lawfully claiming the same or any part thereof.

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