

REAL ESTATE MORTGAGE

ORIGINAL - RECORDING
DUPLICATE - OFFICE COPY
TRIPlicate - CUSTOMER

STATE OF SOUTH CAROLINA COUNTY OF _____

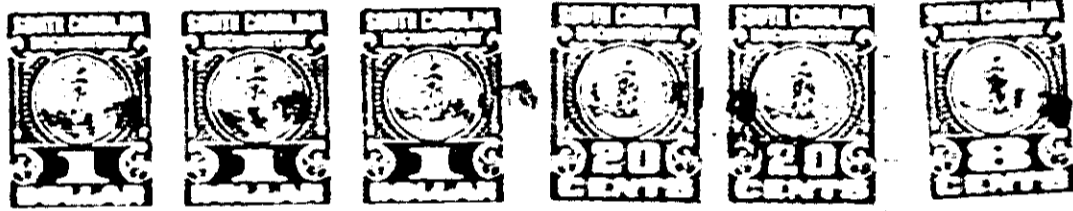


MORTGAGORS
(Names and Addresses)

MORTGAGEE
COMMERCIAL CREDIT PLAN INCORPORATED

SOUTH CAROLINA

NOW KNOW ALL MEN, That the said Mortgagors, in consideration of the sum referred to in the Face, Number and Amount of Note (1) said to be, and the sum of money advanced hereunder, and for the better securing the payment thereof to the said Mortgagee according to the terms of said Note, and also in consideration of the sum of Three Dollars to them the said Mortgagors, and well and truly paid by the said Mortgagee at and before the signing of these Presents, the hereunto before to them by said Mortgagee have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Mortgagee the following described Real Estate, Viz:



TO HAVE AND TO HOLD the above described Premises unto the said Mortgagee, its successors and assigns forever. And they do hereby bind their heirs, executors and administrators to warrant and forever defend all and singular the said Premises unto the said Mortgagee, its successors and assigns, their heirs, executors and administrators and assigns and every person whomsoever lawfully claiming or to claim the same, in any part thereof.

The Mortgagee does hereby warrant to procure and to maintain in force at all times sufficient to cover this mortgage, against all losses or damage to the premises, by fire, lightning, explosion, theft, riot, strike, sabotage, terrorism, or any other cause whatsoever, existing upon said real estate, and to assign such insurance to the Mortgagee as additional security, and to effect if the said Mortgagee may procure and maintain such insurance and add the expense thereof to the face of this mortgage note as a part of the principal, and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the net proceeds of the mortgage shall be used to include and secure the same. In case said Mortgagee shall fail to procure and maintain either or both said insurances at any said time, the whole debt secured hereby shall, at the option of the Mortgagee, become immediately due and payable, and this, with or without regard to whether or not said Mortgagee shall have procured or maintained such insurance as above permitted.

Mortgagee does hereby warrant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate, and also all judgments or other charges, liens or other encumbrances that may be recovered against the same or that may become a lien thereon, and in default thereof said Mortgagee shall have the same rights and options as above provided in case of insurance.

And if at any time any part of said debt or interest thereon be past due and unpaid, Mortgagee hereby assigns the rents and profits of the above described premises to the said Mortgagee, or its successors or assigns, and agree that any Judge of the Circuit Court of said State, may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect rents and profits, applying the net proceeds thereof (after paying costs of collection) to pay said debt, interest, cost of expense, without liability to account for anything more than the rents and profits actually collected.

AND IT IS AGREED by and between the parties that in case of default by Mortgagee of any of the provisions of this mortgage, the whole amount of the debt secured by this mortgage shall become due and payable at once at the option of the Mortgagee.

AND IT IS AGREED by and between the parties that in case of total sale of this mortgage, by sale or otherwise, the Mortgagee shall recover of the Mortgagee a reasonable sum as attorney's fees not to exceed 5% of the unpaid debt after default and referral to an attorney not a salaried employee of Mortgagee, which shall be secured by this mortgage, and shall be a part of the amount of the mortgage.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties of these Presents, that when the said Mortgagors do and shall well and truly pay or cause to be paid unto the said Mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of said Note, then this deed of bargain and sale shall cease, determine, and be utterly null and void, otherwise to remain in full force and effect.

4328 RV.21