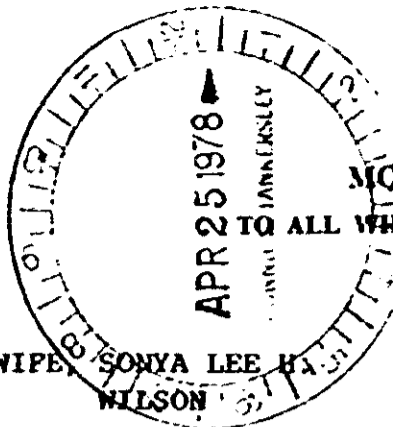


1429-936

STATE OF GEORGIA
COUNTY OF DEKALB



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed
From Max D. & Rebecca D. Garner and
Recorded on 6-14 19 74
See Deed Book # 1002 , Page 579
of Greenville County.

WHEREAS, ARTHUR WILSON AND WIFE, SONYA LEE WILSON

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

FIRST SOUTH HOMEOWNERS CO., 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

Four Thousand Three Hundred Eighty and No/100----- Dollars (\$ 4,380.00) due and payable

Seventy Three Dollars and No Cents on the 28th day of May, 1978 and
Seventy Three Dollars and No Cents on the 28th day of each month thereafter until paid in full.

~~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~~

located near Marietta and being shown and designated as Lots 14 and 15 on plat of C. F. Webb, R. L. S., dated January 23, 1971, and recorded in Plat Book 41, at page 77, in the Office of the Clerk of Court for Greenville County, South Carolina, The lots herein conveyed also comprise seventy (70) feet of Lot 6 B and all of Lots 7B and 8B as the same are shown by plat of Dalton & Neves, dated May, 1952, and revised by Terry T. Dill in March, 1961, and recorded and filed for record in the Office of Register of Mesne Conveyance for Greenville County on January 29, 1971, in Book 907 at page 470. The lots herein conveyed form a unitary tract described by the aforesaid plats as follows:

BEGINNING at a point on the East side of fifty (50) foot street at the intersection of two (2) fifty (50) foot streets and running thence along the North line of fifty (50) foot street North 54-20 East 150 feet, thence South 35-40 East 271.5 feet to an iron pin; thence along the North line of Lot 9B as shown on the aforesaid plat of Dalton & Neves dated May, 1952, South 54-20 West 175 feet; thence along fifty (50) foot street North 35-40 West 246.5 feet; thence along the curve of intersecting fifty (50) foot streets following a traverse line North 9-20 East 35 feet to iron pin. The northeast corner of the unitary tract herein conveyed is located on a fifty (50) foot street South 54-20 West 200 feet from the right of way of Geer Highway.

GCTO --- 1 APR 25 78 1244

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 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.

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