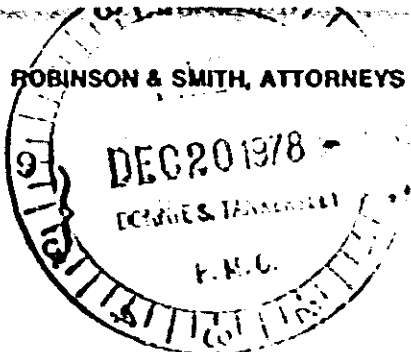


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



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

WHEREAS, I, Wilbert Martin

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

Pickensville Finance Company
P. O. Box 481
Easley, South Carolina 29640

(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

One Thousand Two Hundred Ninety-Six and No/100 Dollars (\$ 1,296.00) due and payable
in eighteen (18) equal monthly installments of \$72.00 each commencing on the
15th day of January, 1978 and continuing thereon until 18 such payments have
been made.

with interest thereon from maturity at the rate of nine (9%) per centum per annum, to be paid: annually

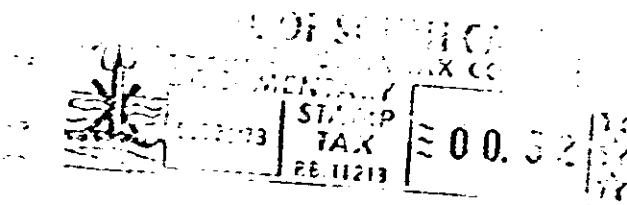
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, State of South Carolina, being shown as Lot No. 41 on plat of property of H. B. Bates, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book F, at Page 32, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin on the southerly side of Blackwood Street (formerly Bishop Street) at the joint corner of Lots Nos. 39 and 41, and running thence with the common line of said lots, S. 48-30 W. 142.5 feet to an iron pin; thence S. 55-40 E. 50 feet to an iron pin, at the rear corner of Lot No. 43; thence N. 48-30 E. 142.5 feet to an iron pin on the southerly side of Blackwood Street; thence with said street, N. 55-40 W. 50 feet to the point of BEGINNING.

This is the identical property conveyed Wilbert Martin by Donald L. Philbeck by deed dated December 13th, 1978 and recorded herewith.



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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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