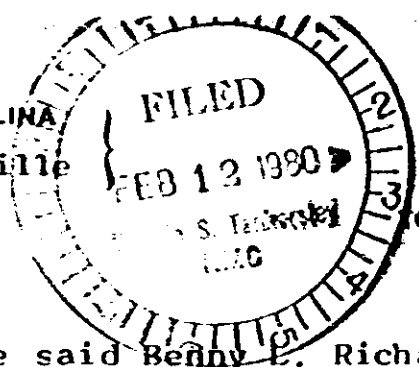


STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

BOOK 1495 426

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I the said Benny L. Richardson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Investment 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 Four thousand four hundred ninety-four and no/100---

Dollars (\$ 4,494.00---) due and payable

at the rate of one hundred seven and no/100(\$107.00)Dollars on March 10, 1980 and one hundred seven and no/100(\$107.00)Dollars due on the 10th. of each and every month thereafter until the entire amount is paid in full.

with interest thereon from ~~date~~ maturity at the rate of twelve per centum per annum, to be paid: semi-annually

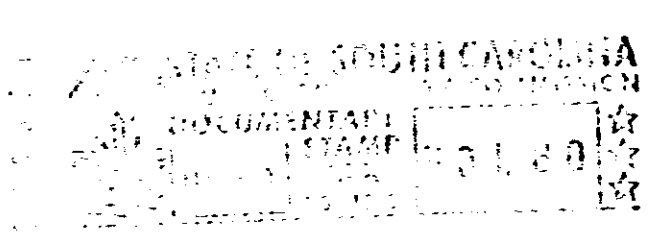
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, situate lying and being in the State of S. C. in the County of Greenville, on the Eastern side of Whiller Drive being known and designated as Lot No. 8 on Plat of Park Lane Terrace, made by Pickell and Pickell Engineers dated October, 1957, and recorded in the R.M.C. Office for Greenville County in Plat Book MM at page 47, and said lot having the following metes and bounds according to said plat:

BEGINNING at an iron pin on Whiller Drive at the joint front corner of Lots Nos. 8 and 9, and running thence with the joint line of said lots, N.74-16 E.228 feet to iron pin; thence S. 2-44 E.92.4 feet to iron pin at the joint rear corner of Lots Nos. 7 and 8; thence with the joint line of said lots, S.74-16 W. 207.3 feet to iron pin on Whiller; thence with Whiller Drive, N. 15-44 W. 90 feet to the beginning Corner.

This is the same property conveyed to Bennie L. Richardson by deed of Thomas M. Tucker, dated July 18, 1974 and recorded July 19, 1974 in the R.M.C. Office for Greenville County in Deed Book 1003 at page 287.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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