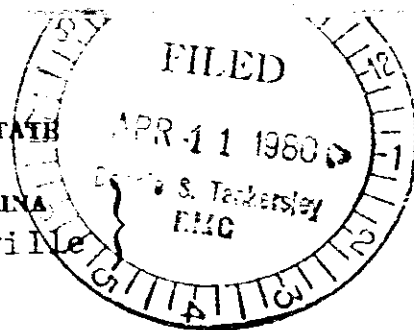


MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF Greenville



BOOK 1500 PAGE 547

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

WHEREAS, John L Dunlap and Ernestine Dunlap

(hereinafter referred to as Mortgigor) is well and truly indebted unto FinanceAmerica Corporation

(hereinafter referred to as Mortgagee) as evidenced by the Mortgigor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Six Thousand One Hundred and Twenty Dollars

and .00 Cents Dollars (\$ 6120.00) due and payable

In 60 equal installments with each being 102.00 with the first due on 5-16-80

with interest thereon from 4-16-80 at the rate of 18.00 per centum per annum, to be paid:

in 60 equal installments with the first due on 5-16-80 Each being 102.00 dollars

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

NOW, KNOW ALL MEN, That the Mortgigor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgigor 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 Mortgigor 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, the Mortgagee's heirs, 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

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 176 on plat of PARAMOUNT PARK recorded in the RMC Office for Greenville County, S.C., in plat book W at page 57.

This is the same lot conveyed to grantors by Irvine Street Realty Corp. by deed dated Dec. 15, 1977 to be recorded, and is conveyed subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This is identical to the property that grantee John Dunlap and Ernestine R. Dunlap received from Josephus Irby and Bobbie Irby, 12/27/77 in deed recorded in Volume 1076 Page 868 on 12/28/77 in same said RMC Office.

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 Mortgigor 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 Mortgigor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgigor and all persons whomsoever lawfully claiming the same or any part thereof.

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