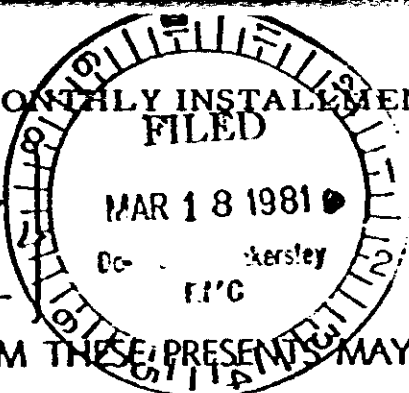


06

REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina

County of Greenville



BOOK 1535 PAGE 176

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Edward G. and Deborah A. Fenton hereinafter called Mortgagor, in and by my, our certain note or obligation bearing even date herewith, stand indebted, firmly held and bound unto the Citizens and Southern National Bank of South Carolina, Greenville, S. C., hereinafter called Mortgagee, the sum of \$5,003.04 plus interest as stated in the note or obligation, being due and payable in 24 equal monthly installments commencing on the last day of April, 1981, and on the same date of each successive month thereafter.

Said note provides that past due principal and/or interest shall bear interest at the rate of seven (7%) per cent per annum as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the Mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America

at the office of the Mortgagee at Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, 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, to-wit:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the westerly side of Sunset Drive, in the City of Greenville, Greenville County, South Carolina, being known and designated as Lot No. 86 on a plat entitled Plat No. 2, Sunset Hills, made by R. E. Dalton, dated December, 1945, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book P, at Page 19, reference to which plat is hereby craved for the metes and bounds thereof.

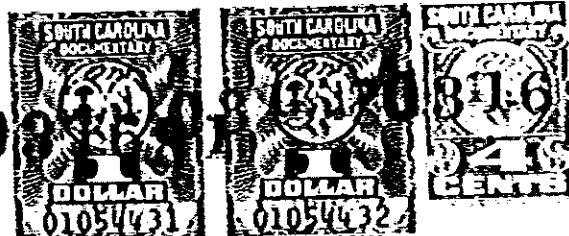
The above property is the same property conveyed to Clem and Betty Tomlinson by deed of Jack S. and Patricia A. Billingsley, recorded August 20, 1969 in Deed Book 874 at Page 272, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

This is also the same property conveyed to Edward G. and Deborah A. Fenton by Clem and Betty Tomlinson on the 21st day of November, 1978 and recorded in the Greenville County RMC Office on November 22, 1978 in Deed Book 1092, Page 455.

Mortgagee's Address: The Citizens & Southern National Bank of SC PO Box 22380 Columbia, SC 29222

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