

is hereby acknowledged, the undersigned Mortgagor has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

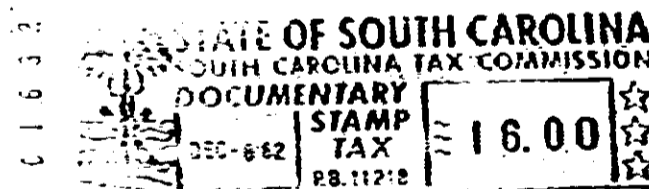
ALL those certain pieces, parcels or lots of land, situate, lying and being on the eastern side of Pimlico Road, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots 427 and 427A, Sec. D of Gower Estates on a plat thereof made by Campbell & Webb Surveying Co., May, 1964, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book RR at Pages 192 and 193, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Pimlico Road at the joint front corner of Lots 426 and 427 and running thence along the common line of said lots S. 75-56 W. 132.5 feet to an iron pin; thence along the rear lines of Lots 429 and 428 S. 1-45 E. 67.9 feet to an iron pin; thence along the common lines of Lots 428 and 427A S. 29-06 E. 135.3 feet to an iron pin on the northern side of Pimlico Road; thence following the curve of the said Pimlico Road S. 61-13 W. 26.1 feet to an iron pin, S. 82-36 W. 50 feet to an iron pin, N. 68-09 W. 50 feet to an iron pin, N. 51-07 W. 50 feet to an iron pin at the joint front corner of Lots 427 and 427A; thence with the eastern side of Pimlico Road N. 25-14 W. 38.9 feet to an iron pin; thence N. 14-04 W. 91.1 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of G. Russell Sutton dated May 22, 1978, and recorded May 24, 1978, in the RMC Office for Greenville County, South Carolina, in Deed Book 1079 at Page 744.

Mortgagee's mailing address:

J.T.A. Factoring, Inc.
P. O. Box 6704
Greenville, S.C. 29606



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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