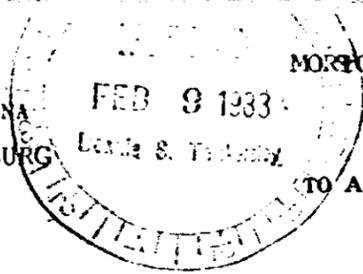


STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG



MORTGAGEE'S ADDRESS: 1000 North Pine Street
Spartanburg, SC 29303

MORTGAGE OF REAL ESTATE, BOOK 1594 PAGE 337

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, ALBERT W. HEINE AND DOROTHY S. HEINE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto
CAPITOL CREDIT PLAN OF SOUTH CAROLINA, INC.

(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 Six Thousand Two Hundred Forty-Six and 91/100--
----- Dollars (\$6,246.91) due and payable

PER TERMS OF NOTE
THIS MORTGAGE ALSO SECURES FUTURE ADVANCES UP TO \$ 10,000.00

with interest thereon from date at the rate of 21 1/2 per centum per annum, to be paid:

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:

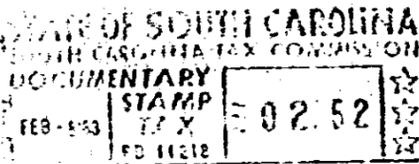
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his accounts by the Mortgagee, and also in consideration 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

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, near the City of Greer, State of South Carolina, as shown on a corrective plat of the property of Donald E. Sluder and Doris M. Sluder dated August 4, 1970, and prepared by Carolina Engineering and Surveying Company, said plat being recorded in Plat Book 4-E, page 195, in the R.M.C. Office for Greenville County.

This being the identical property conveyed to Albert W. Heine and Dorothy S. Heine by deed of James T. Lynn, et. al., dated and recorded October 2, 1973 in Deed Book 985 at page 317, R.M.C. Office for Greenville County.

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Together with all and singular rights, members, heritaments, 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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