

ACCOUNT NO. 29888417 MORTGAGE DATE 07/20/83

REAL ESTATE MORTGAGE  
 FILED  
 JUL 25 1983  
 COUNTY OF GREENVILLE

MORTGAGEE NAME AND ADDRESS:  
 89052-224 1617 PAGE 660  
 US LIFE CREDIT CORPORATION  
 LAKESIDE SHOPPING CENTER  
 1211 SHIPMAN DAIRY ROAD  
 GREENVILLE S C 29621  
 TEL: 823-224-2446  
 RESCISSION DATE  
 07/23/83

MORTGAGGERS (NAMES AND ADDRESS):  
 Poulton, Daniel D. & Janice H. King formerly Janice H. Poulton  
 Route 3  
 Belton, SC 29627

| AMOUNT OF NOTE | PRINCIPAL OF LOAN | SCHEDULE OF PAYMENTS | FIRST DUE DATE | MATURITY DATE |
|----------------|-------------------|----------------------|----------------|---------------|
| 7104.00        | 4927.57           | 48 x 148.00          | 08/25/83       | 07/25/87      |

STATE OF SOUTH CAROLINA }  
 COUNTY OF Greenville } SS.

In this real estate mortgage the words I, my, me and mine means anyone who signs below on those lines marked "Sign Here". You and your means US LIFE Credit Corporation. I, the mortgagor(s) (person(s) borrowing money) above named, agree that I am indebted to you the mortgagee (company loaning money) named above on my Promissory Note for the loan you made to me in the Amount of Note, Schedule of Payments shown above. I understand that I may pay the Amount of Note in any amount at any time, and if I fail to make any monthly payment you can, without giving me any advance notice or demand, require the entire amount of my Note remaining unpaid at once due and payable.

I agree, because of the loan you have made to me, to give you as security for this loan, a real estate mortgage on my property as is described below. If I do not repay any amounts I may owe you, or if I break a promise I have made in any loan or credit agreement I may have with you, you can take this property and sell or dispose of this property, which is located in the County of Greenville and State of South Carolina and which is described as follows: All that certain piece, parcel or tract of land lying and being situate in Dunklin Township, County of Greenville, state of South Carolina, containing 2.63 acres, more or less, and being more particularly shown and designated on a plat of R. B. Bruce, Reg. L.S. No. 1352, dated July 28th, 1978 to be recorded in the Office of the R.M.C. for Greenville County, South Carolina on even date herewith in Plat Book 65 at Page 19, and being described according to said plat as follows: BEGINNING at the southern most point at an intersection of a county road and Cooley Bridge Road (Highway 247) thence N 11-00 W 453.3 feet to a nail

By granting you a mortgage (Security Interest) in my property I intend to provide you with security for payment and performance of my obligations to you which now exist or may exist in the future. I agree to help you do all that is necessary to protect your Security Interest in this property. I state that I own this property and that there are no other claims, liens or security interests against it other than what I have told you and listed on my Financial Statement. I will not lease or give this property to anyone without your written permission. I will keep the property insured for its full value against fire, loss or damage with an insurance company that is acceptable to you. I agree that the proceeds must say that you are to be paid if there is a loss. I will deliver the policies to you if you request. If my property is destroyed or damaged you can use the insurance proceeds to replace, repair it, or repay any amounts I owe you. I will also pay all taxes and fees on my property. You can insure the property or pay any taxes or fees if I don't, although you don't have to. If you do pay taxes or fees I will repay you with interest at the highest rate allowed by law.

DEFAULT AND REPOSSESSION. I will be in default:

1. If I don't make a payment when due or I don't fully repay any loan I have with you;
2. If I break any promises I have made to you in this agreement under any loan or Note or in connection with any loan transaction between us;
3. If I become insolvent or file bankruptcy;
4. If a lien is put on my property or if it is confiscated;
5. If my property is misused or in danger of depreciation (reduced in value);
6. If I do anything that reduces my ability or willingness to repay;
7. If I die or become incompetent;
8. If my insurance is canceled.

If I am in default I will deliver my property to you upon request, or you can take title to my property yourself. You can sell my property and keep all the proceeds from such sale, and if it is not enough to pay what I owe you, I will pay you the difference. I agree that if you have to pay attorneys fees or court costs or any other costs to obtain this property and sell it, that I will pay you whatever these costs may be.

I hereby sign, seal and deliver this Real Estate Mortgage to you:

Amu McLean  
 (WITNESS)

Daniel D. Poulton (Seal) Sign Here  
 IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN

Wm Bennett  
 (WITNESS)

Janice H. King (Seal) Sign Here  
 IF MARRIED, BOTH HUSBAND AND WIFE MUST SIGN  
 Formerly Janice H. Poulton

STATE OF SOUTH CAROLINA }  
 COUNTY OF Anderson } SS.

Personally appeared before me the undersigned witness and being duly sworn by me, made oath that he saw the above named mortgagor(s) sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he, with the other witness subscribed above, witnessed the due execution thereof.

Sworn to before me this 20th day of July A.D. 1983  
 This instrument prepared by Mortgagee named above  
Amu McLean (WITNESS)  
Provel King III (Seal) NOTARY PUBLIC FOR SOUTH CAROLINA 01-02-83

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA }  
 COUNTY OF Anderson } SS.

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife of the above named Mortgagor, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whatsoever, renounce, release and forever relinquish unto the above named Mortgagor, his successors and assigns, all her interest and estate, and also of her right and claim of dower, of, in or to and singular the premises above described and released.

Sworn to before me this 20th day of July A.D. 1983  
 (CONTINUED ON REVERSE)  
Janice H. King (Seal) SIGNATURE OF MORTGAGOR'S WIFE  
Provel King III (Seal) NOTARY PUBLIC FOR SOUTH CAROLINA 01-02-83

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