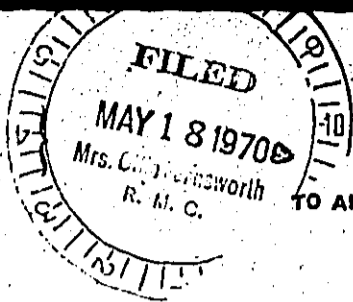


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1155 PAGE 355

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, OTIS DAVIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto

FAIRLANE FINANCE COMPANY OF GREENVILLE, 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 One Hundred Twenty and No/100

Dollars (\$ 6120.00) due and payable

One Hundred Seventy and No/100 Dollars (\$170.00) on the 20th day of June 1970, and
One Hundred Seventy and No/100 Dollars (\$170.00) on the 20th day of each month thereafter until paid in full.

after maturity
with interest thereon from date at the rate of eight per centum per annum, to be paid: after maturity

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 account 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 Greenville, near the City of Greenville, containing 2.72 acres, at the Northwestern corner of the intersection of Theresa Drive and Access Road (which Access Road is on the Northern side of S. C. Highway 291, also known as U.S. I-85) and having according to a plat prepared by C. O. Riddle, R.L.S. dated August 31, 1961, entitled "Property of Otis Davis" the following metes and bounds:

BEGINNING at an iron pin at the Northwestern corner of the intersection of Theresa Drive and said Access Road and running thence with the Western side of Theresa Drive the following courses and distances: N. 10-53 E. 100 feet to an iron pin, N. 15-07 E., 100 feet to an iron pin, N. 15-53 E., 100 feet to an iron pin, N. 17-25 E., 106.8 feet to an iron pin, N. 23-43 E., 230.1 feet to an iron pin at the joint corner of the tract herein described and property now or formerly of Theresa D. and Preston Posley; thence with the line of said Posley property, N. 52 -21 W., 169.9 feet to an iron pin in the line of other property of the mortgagor; thence with the line of said other property of the mortgagor, S. 20-55 W., 790.5 feet to an iron pin on the Northern side of said Access Road; thence with the Northern side of said Access Road, N. 81-57 E., 222.1 feet to the point of BEGINNING.

Together with all and singular rights, members, hereditaments, 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.