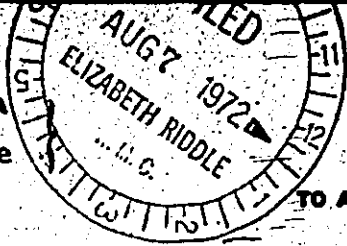


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1244 PAGE 29

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, James Clyde Durham and Barbara H. Durham

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Investment Co.

(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

Two Thousand One Hundred Ninety Four and 74/100----- Dollars (\$ 2,194.74) due and payable at the rate of one hundred twenty one and 93/100 (121.93) Dollars per month; the first installment being due and payable on the 1st day of September, 1972, with a like sum of one hundred twenty one and 93/100 (121.93) Dollars being due and payable on the 1st day of each and every month until the entire amount is paid in full.

maturity
with interest thereon from ~~date~~ ^{1st} at the rate of eight per centum per annum, to be paid: semi-annually.

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 in Greenville County, South Carolina, being known and designated as Lot No. 306, Section II, of a "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina," according to plat made by Dalton & Neves, Engineers, February, 1959, and recorded in the RMC Office of Greenville County in Plat Book QQ at pages 56-59.

The property is also known as 8 Smith Street and fronts thereon 106'.

The property is subject to restrictions and easements recorded in the RMC Office of Greenville County in Deed Book 627 at page 222.

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.