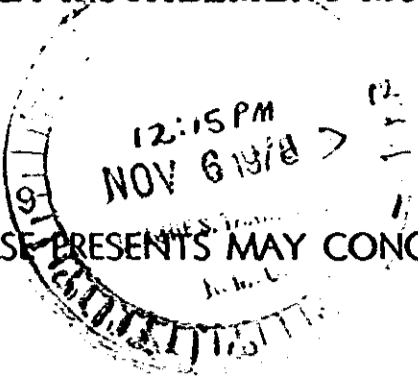


REAL ESTATE MONTHLY INSTALLMENT MORTGAGE

State of South Carolina,

County of Greenville

BOOK 1449 PAGE 480



TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I, we the said Fred M. Painter

hereinafter called Mortgagor, in and by my, our certain note or obligation bearing even date herewith, stand indebted, firmly held and bound unto the Citizens and Southern National Bank of South Carolina,

Greer, S. C., hereinafter called Mortgagee, the sum of 25,000.00

plus interest as stated in the note or obligation, being due and payable in One (1) equal monthly installments commencing on the 29 day of January, 1979, and on the same date of each successive month thereafter.

Said note provides that past due principal and/or interest shall bear interest at the rate of seven (7%) per cent per annum as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the Mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America

at the office of the Mortgagee at Greer, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

All that piece, parcel or lot of land situate, lying and being at the Northwest intersection of Virginia Avenue and Parker Street, near the Town of Greer, in Chicks Springs Township, County of Greenville, State of South Carolina, and being known and designated as Lot No. 26, on plat of Development No. 2, Victor-Monaghan Company, Division of J. P. Stevens & Co., Inc. Greer Plant, prepared by Dalton & Neves, Engineers, April, 1947, and recorded in the R.M.C. Office for Greenville County in Plat Book P, at page 119, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Virginia Avenue at the joint corner of Lots No. 26 and 27, and running thence with the joint line of said lots, N. 35-21 E. 170 feet to an iron pin on a 10 foot alley; thence with said alley S. 54-39E. 94.2 feet to an iron pin on the West side of Parker Street; thence with Parker Street, S. 38-27 W. 145.3 feet to an iron pin; thence with the curve of Parker Street into Virginia Avenue, the Chord of which is N. 82-04 E. 36.4 feet to an iron pin on the Northeast side of Virginia Avenue; thence with said Virginia Avenue, N. 54-39 W. 59 feet to the beginning corner.

The property herein conveyed is subject to the restrictive covenants which are recorded in the R.M.C. Office for Greenville County in Deed Vol. 310, at page 417, reference to which is hereby made.

This being the same piece of property conveyed to Fred M. Painter by A. Gillette Wright on August 17, 1978, and recorded in deed book 1085, page 518 in the RMC Office for Greenville County on August 17, 1978.

Mortgagee's Address: The Citizens & Southern National Bank of South Carolina Post Office Box 1449, Greenville, S. C. 29602

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