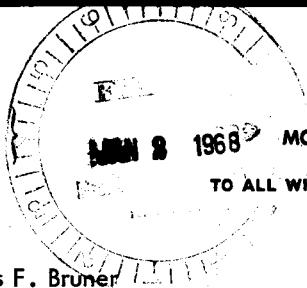


STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



BOOK 1080 PAGE 613

**MORTGAGE OF REAL ESTATE**  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James F. Bruner

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fairlane Finance Co., 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 Ten Thousand Eight Hundred Thirty and 00/100 -----

----- Dollars (\$10,830.00) due and payable in sixty (60) equal monthly installments of One Hundred Eighty and 50/100 (\$180.50) each; the first installment being due and payable on the 25th day of January, 1968, with a like sum being due and payable on the 25th day of each succeeding month thereafter, until the entire amount is paid in full.

maturity  
with interest thereon from ~~1968~~ at the rate of 7 per centum per annum, to be paid: 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 piece, parcel or tract of land, situate lying and being at the intersection of Fork Shoals Road and Pelzer Road, Oaklawn Township, County and State aforesaid, containing 36.4 acres, more or less, and having, according to a plat thereof prepared by Pickell & Pickell, dated January 24, 1947, and recorded in the R.M.C. Office in the County and State aforesaid in Plat Book "Q" at page 157, the following courses and distances: BEGINNING at a nail and cap in the intersection of Fork Shoals Road and Pelzer Road and running thence, along Pelzer Road, North 56-02 East 1155 feet to a nail and cap; thence continuing along Pelzer Road North 58-26 East 412.5 feet to a stake on the Northern side of said Road; thence, continuing along the Northern side of said Road North 77-26 East 414.8 feet to a stake; thence South 1-30 West 168 feet to a stake; thence South 86-05 East 1012 feet to a stake; thence South 50-30 West 1051 feet to a stake; thence North 54-00 West 500 feet to an iron pin; thence South 46-30 West 1340 feet to a nail and cap in Fork Shoals Road; thence along Fork Shoals Road, North 42-15 West 793 feet to the point of BEGINNING.

ALSO,

ALL that certain tract of land, on the Eastern side of Fork Shoals Road, Oaklawn Township, County and State aforesaid, containing 65 acres, more or less, and having, according to a plat thereof prepared by Pickell & Pickell, Engineers, dated January 24, 1946 and recorded in the R.M.C. Office for the County and State aforesaid in Plat Book "Q" at page 157, the following courses and distances: BEGINNING at a nail and cap point on Fork Shoals Road 793 feet from Pelzer Road and running North 46-30 East, 1340 feet to an iron pin; thence South 54-00 East 500 feet to a stake; thence North 50-30 East 1051 feet to a stake; Thence South 86-05 East 630 feet to a stake on bank of Reedy Fork Creek; thence with Reedy Fork Creek to a maple on bank; thence South 73-26 West 507 feet to an iron pin; thence North 26-55 West 688.2 feet to a stake; thence North 64-38 West 414.5 feet to an iron pin; thence North 12-00 West 100.5 feet to an iron pin; thence South 65-08 West 1080 feet to an iron pin; thence South 32-45 West 371.5 feet to an iron pin; thence South 65-00 West 294 feet to a nail and cap on Fork Shoals Road; thence North 42-15 West 700 feet to the BEGINNING CORNER.

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.

FFC-159

*Account paid in full 1/7/70.  
Fairlane Finance Co. Inc.  
James W. Davenport Manager  
Witnesses Phyllis C. Venable  
Linda J. La Clair*

SATISFIED AND CANCELLED OF RECORD

12 DAY OF Jan. 1970

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 4:30 O'CLOCK P. M. NO. 15221