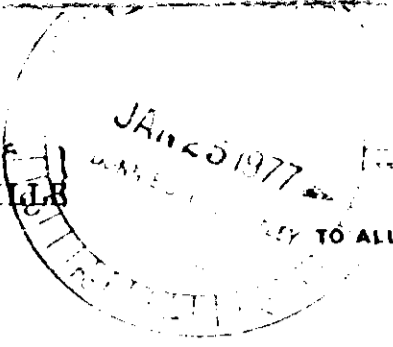


STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE

1387 n. 879

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LARRY J. VERNON,

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

J. W. SOUTH,

(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 ---One Thousand Four Hundred Thirty Four and

No/100----- Dollars \$1,434.00 due and payable

in twenty-four (24) monthly installments of Fifty Nine and 75/100 (\$59.75) Dollars each, beginning on the 20th day of February, 1977, and continuing on like day thereafter until paid in full. Payments to be paid to The Palmetto Bank,

with interest thereon from date at the rate of per centum per annum, to be paid: INTEREST PAID IN ADVANCE

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:

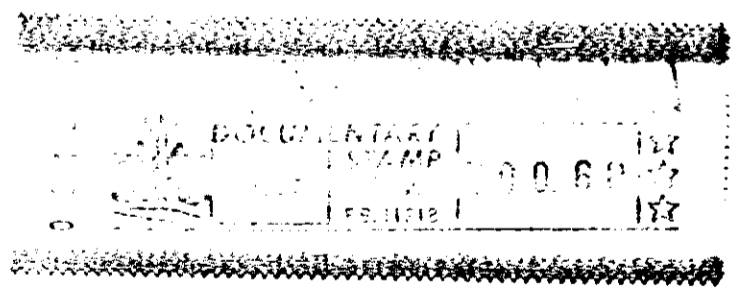
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the northerly side of Dianne Avenue, and being shown as Lot Number 43 on a plat of property of B. F. Reeves dated September 14, 1958, prepared by H. S. Brockman and recorded in Plat Book 00 at Page 190 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Dianne Avenue at the joint front corner of Lots 42 and 43 and running thence with Lot 42 N. 40-54 W. 180 ft. to an iron pin at the joint rear corner of Lots 34, 35, 42 and 43; thence with Lot 34 S. 49-29 W. 80 feet to an iron pin at the joint rear corner of Lots 43 and 44; thence with Lot 44 S. 40-54 E. 180 feet to an iron pin on Dianne Avenue; thence with said Avenue N. 49-29 E. 80 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Franklin Enterprises, Inc., dated July 12, 1976, and recorded on July 12, 1976, in the RMC Office for Greenville County in Deed Book 1039, at Page 452.

It is agreed and understood that this mortgage shall be second and junior in lien to a first mortgage given to First Federal Savings and Loan Association, said mortgage being dated July 12, 1976, and in the original amount of \$23,750.00.



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

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