STATE OF SOUTH CAROLINA **GREENVILLE**

MORTGAGE OF REAL EST TO ALL WHOM THESE PRESENTS MAY CONCERN:

Watson Finance Company P. O. Box 10041

WHEREAS,

A KATIE PINSON

Greenville, SC 29603

WATSON FINANCE COMPANY d truly indebted unto

(hereinalter referred to as Mortgages) 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

FOUR THOUSAND ONE HUNDRED FIFTY-TWO and No/100----- Dollars (\$ 4,152.00---) due and payable

in the amount of One Hundred Seventy-Three (\$173.00) Dollars commencing February 5, 1983 and One Hundred Seventy-Three (\$173.00) each and every month thereafter until final payment on January 5, 1986

with interest thereon from

date hereof at the rate of 36% per centum per annum, to be paid: annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

ALL, MY ONE-HALF (1/2) INDIVIDED INTEREST IN AND TO ALL that certain piece, parcel of lot of fand, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located on the northwesterly side of McGarity Street and being shown on plat entitled "Property of Cliff Pienson" prepared by Carolina Engineering & Surveying Co. dated April 28, 1970, and recorded in the RMC Office for Greenville County in Plat Book 4-D at Page 177.

According to said plat, this lot fronts 50 feet on the northwesterly side of McGarity Street with a depth of 107.1 feet on one side and depth of 66.5 and 64 feet on the other side and coming to a point in the rear.

This being the same property as to which the Mortgagor herein inherited an undivided one-half (1/3) interest therein by way of intestate succession from Cliff Pienson. See Probate Court for Greenville County, South Carolina Apartment 1712, File 9. Cliff Pienson died on June 1, 1982.

This mortgage is third and junior in lien to those mortgages given to Cameron-Brown Company and recorded in the RMC Office for Greenville County, South Carolina in REM Book 1154 at Page 63 and to Robert L. Perry, III and recorded in the RMC Office for Greenville County, South Carolina in REM Book 889, Page 117.

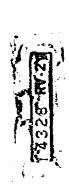
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual beauthold 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 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 ringular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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