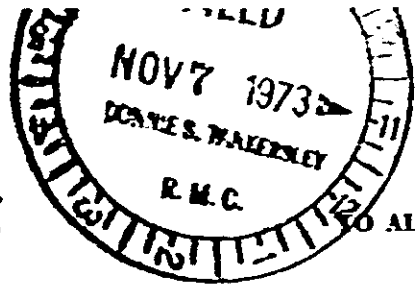


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1294 PAGE 727

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Helen B. Edens

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Financial Services of Greenville, Inc.
d/b/a Fairlane Finance Company

(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 Seven Hundred Thirty Six & No/100

Dollars (\$ 2736.00) due and payable

Seventy Six & No/100 Dollars (\$76.00) on the 10th day of December, 1973, and
Seventy Six & No/100 dollars (\$76.00) on the 10th day of each month thereafter
until paid in full.

with interest thereon from after maturity at the rate of eight per centum per annum, to be paid after maturity

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:

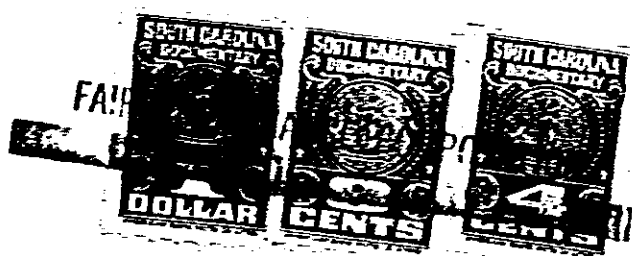
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 described as follows:

BEGINNING at an iron pin on Endel Street at a point common to this property and property now or formerly of J. L. W. McCrackin, and running thence with said McCrackin line S. 67½ E. 150 feet more or less, to an iron pin; thence S. 20 W. 50½ feet to an iron pin at point common to this property and property now or formerly of John Miller; thence with Miller's line N. 67½ W. 151 feet, more or less, to an iron pin on Endel Street; thence with said Street N. 23 E. 50½ feet of the beginning point, and being known as Lot No. 2 of the original tract of land conveyed to Cleveland and Williams by J. E. Boling.

This property is also known as Lot No. 13, Block 15, Sheet 123 on the Greenville County Block Book map.

This is the same property conveyed to the grantor by deed recorded in Deed Book 882 at page 24 in the R.M.C. Office for Greenville County and also by deed of J. A. Williamson to be recorded herewith.



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 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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