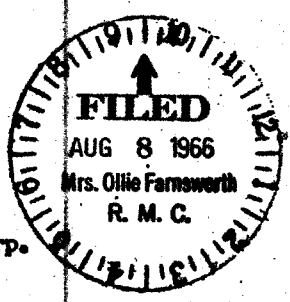


STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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



WHEREAS, James D. and Lillie V. Dunagan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corp. 100 E. North Street Greenville, S.C.

(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 Seven hundred twenty dollars and no/100..... Dollars (\$ 720. 00) due and payable

Twenty-four monthly installments of Thirty dollars(24 X 30.00)

with interest thereon from date at the rate of XX per centum per annum, to be paid:

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, and being more particularly described as lot No. 37 as shown on plat entitled "Subdivision for Abney Mills, Renfrew Plant, Travelers Rest, South Carolina" made by Dalton & Neves, Engineers, Greenville, S.C. January, 1959 and recorded in the office of the R. M. C. For Greenville County in Plat Book QQ, Page 53, According to said plat, the within described lot is also known as No. 20 Rendrew Avenue and fronts thereon 52 feet.

This is the same property conveyed to Eugene C. Ward and Mary G. Ward by Scott W. Harrison and Frances M. Harrison by deed recorded in Deed Book 656, Page 217, R.M.C. Office for Greenville County.

The major part of the consideration of this deed is the assumption of the grantees of that certain note and mortgage held by Greer Federal Savings and Loan Association which mortgage is recorded in the R. M. C. Office for Greenville County in Volume 787, Page 254, and on which there is a balance due in the amount of \$3568.91.

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.