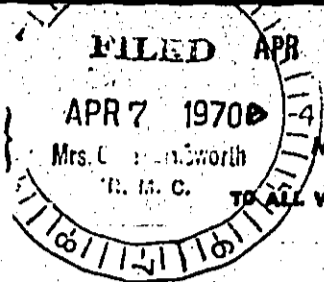


STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



BOOK 1152 PAGE 47

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Boyce G. Landreth and Omega J. Landreth

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fairlane Finance Company, 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

One Thousand Seven Hundred Twenty Eight and no/100<sup>ths</sup> Dollars (\$1728.00) due and payable in thirty-six (36) equal monthly installments of \$48.00 each; the first payment being due and payable on the 5th day of May, 1970, with a like sum being due on the 5th day of each succeeding calendar month thereafter until the entire amount of principal and interest has been paid in full.

maturity  
with interest thereon from date 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 lot of land, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being known and designated as Lot No. 16 of the property of Central Realty Corporation according to a plat of record in the R. M. C. Office for Greenville County, South Carolina, recorded in Plat Book 'EEE' at page 108, and having according to said plat the following metes and bounds, to-wit: BEGINNING at a point on the eastern side of Penarth Drive at the joint front corner of Lots Nos. 15 and 16, and running thence with the eastern side of Penarth Drive North 29-56 West 95 feet to a point at the joint front corner of Lots 16 and 17; thence North 60-04 East 170 feet to a point at the joint rear corner of Lots Nos. 16 and 17; thence South 29-56 East 95 feet to a point at the joint rear corner of Lots Nos. 15 and 16; thence 60-04 West 170 feet to a point on the eastern side of Penarth Drive at the point of BEGINNING.

The above conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat or on the premises.

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.