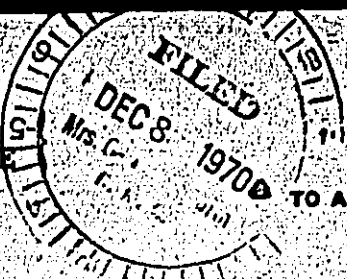


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1174 PAGE 651

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Thomas C. Dendy

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fairlane Finance Company of Greenville, 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 Four Thousand One Hundred Four and no/100----- Dollars (\$4,104.00) due and payable

One Hundred Fourteen and no/100 (\$114.00) Dollars on the 10th day of January, 1971 and One Hundred Fourteen and no/100 (\$114.00) Dollars on the 10th day of each month thereafter until paid in full after maturity

with interest ~~XXXXXXXXXX~~ at the rate of eight (8) 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, in the City of Greenville, lying and being situate on the northern side of Wedgewood Avenue, in a subdivision known as Croftstone Acres and being known and designated as Lot 3, Section F, of said subdivision and being described according to a plat of Croftstone Acres recorded in the R. M. C. Office for Greenville, South Carolina in Plat Book S at Pages 78 and 79, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Wedgewood Avenue at the joint front corner of Lots 2 and 3, said point being 150 feet northeast of iron pin in the northeast corner of the intersection of Summit Drive with Wedgewood Avenue; thence N. 7-30 W. 175 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence N. 64-28 E. 75 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence S. 7-30 E. 175 feet to an iron pin at the joint front corner along Lots 3 and 4 on the northern side of Wedgewood Avenue; thence along said Avenue, S. 64-28 W. 75 feet to an iron pin joint front corner Lots 2 and 3, the point of beginning.

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.