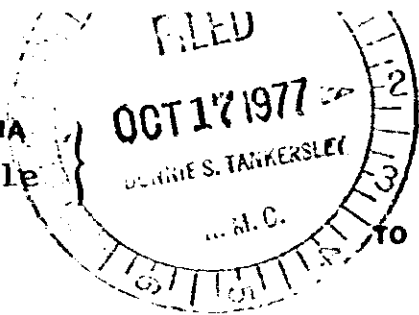


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1413 PAGE 117

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Billy W. Swaynghame
(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville 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 Nine Thousand and 00/100's - - - - - Dollars (\$ 9,000.00) due and payable in 60 successive monthly payments of (\$150.00) One Hundred Fifty and 00/100's Dollars beginning September 5, 1977 and due each and every 5th. thereafter until the entire amount is paid in full.

with interest thereon from ~~the~~ maturity ~~at~~ ~~the~~ ~~rate~~ of nine per centum per annum, to be paid: semi-annually

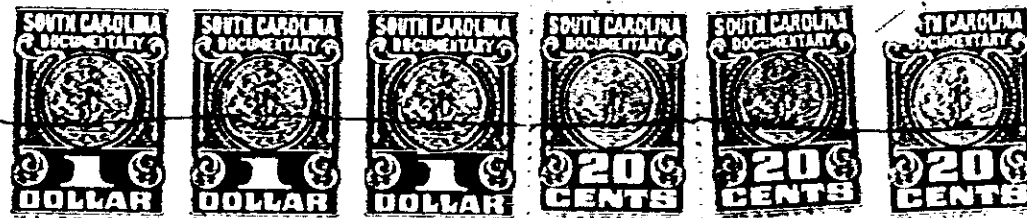
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 on the southwestern side of Donaldson Street in Greenville Township, Greenville County, South Carolina, being known and designated as Lot 84, Section 3 of plat entitled "Subdivision of Victor-Monaghan Mills", recorded in the RMC Office of Greenville County in Plat Book S at pages 178-181 inclusive. Said lot fronts on the northeastern side of Donaldson Street 75 feet and has a depth of 91.2 feet on the southeastern side, a depth of 92.9 feet on the northwestern side it being 75 feet across the rear.

This is the identical property conveyed to Billy W. Swaynghame from H. B. Gosnell recorded November 11, 1965 in deed Volume 786 at page 92 in the RMC Office for Greenville County, South Carolina.

Pickensville Finance Company
P. O. Box 481
Easley, South Carolina 29640



Together with all and singular rights, members, herditaments, 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.

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