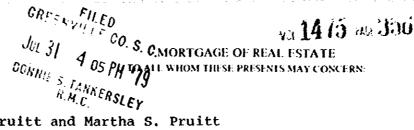
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE



WHEREAS. Julian L. Pruitt and Martha S. Pruitt

SOUTHERN FINANCIAL SERVICES, INC. (hereinafter referred to as Mortgagor) is well and truly indebted unto

P. O. Box 10242, Federal Station, 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

Five Thousand Nine Hundred Sixty & no/100 Dollars 5960.00

In Eighty-four (84) consecutive monthly installments of One Hundred Ten and 09/100 (\$110.09) dollars, beginning on Septembr 2, 1979, and on the same day of each month thereafter until paid in full,

with interest thereon from August 2, 1979

at the rate of 13.50

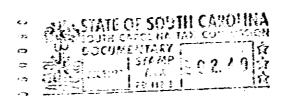
per centum per annum, to be paid:

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 Mortgagor at any time for advances made to or for his account by the Mortgagor, 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 the presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns:

All that certain piece, parcel or lot of land, situate, lying and being in the O'Neal Township, and being a portion of land formerly owned by J. F. Ballenger, about five miles north of Greer, South Carolina, being known and designated as the Northern one-half of Tract 21 according to a plat prepared by J. Q. Bruce, a registered surveyor, which is recorded in Plat Book YY at Page 1, and being more recently shown on a plat of the Property of Julain L. and Martha S. Pruitt prepared by Tri-State Surveyors dated April 18, 1977, and recorded in the Greenville County RMC Office in Plat Book 6-0, at Page 32, containing 8.29 acres, reference to said plats being hereby craved for a more particular description.

This is the same property conveyed to the mortgagors herein by deed of William J. Henson, et al recorded in the RMC Office for Greenville County in Deed Book 1056 at Page 251 on May 9, 1977.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-taining, 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 bereinabove 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 berein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage dots and shall be payable on demand of the Mortgage unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such pobeies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does bereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgager may, at its option, enter upon said premises, make whatever repairs necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

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ALCOHOL: NO.