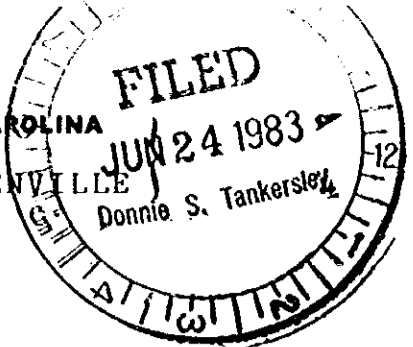


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1913 PAGE 34

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, the said Patricia A. Spurgeon and Mittie E. Spurgeon
(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 Eight Thousand Nine Hundred Eighty-Five and no/100 Dollars (\$8,985.00-->) due and payable in 60 successive monthly payments of One Hundred Forty-Nine and 75/100 (\$149.75) Dollars beginning July 15, 1983 and due the 15th of each and every month thereafter until the entire amount is paid in full.

with interest thereon from ~~date~~ maturity of the rate of 18 per centum per annum, to be paid: semi-annually

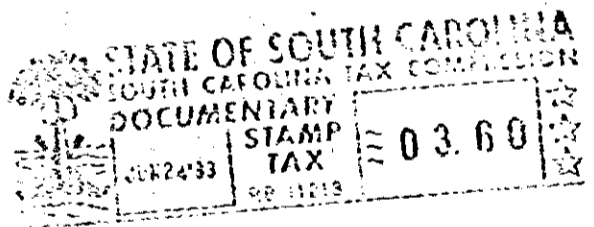
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 lot of land, with all buildings and improvements thereon, situate, lying and being on the northwestern side of Mayo Drive, in Greenville County, S.C., being shown and designated as Lot 94 on plat of PARAMOUNT PARK, made by Piedmont Engineering Service, July 1949, recorded in the RMC Office for Greenville County, S.C., in Plat book W, Page 57, and having such metes and bounds as shown thereon.

Being the identical property conveyed Patricia A. Spurgeon and Mettie E. Spurgeon by deed of V.E.T.S., Inc. recorded April 19, 1978, in deed volume 1077 at page 351 in the Office of the RMC for Greenville County, S.C.

Pickensville Finance Company
P.O. Box 481
Basley, South Carolina



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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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