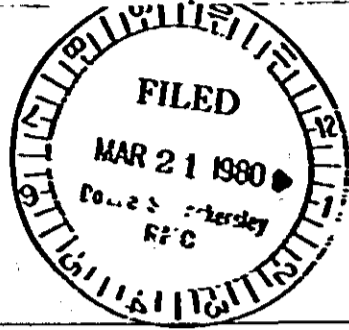


REAL ESTATE MORTGAGE
(Prepare in Triplicate)

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

Account Number	Amount Financed
04037040	\$12,450.00



BOOK 1493 PAGE 631

ORIGINAL - RECORDING
DUPLICATE - OFFICE COPY
TRIPLICATE - CUSTOMER

BOOK 73 PAGE 982

MORTGAGORS
(Names and Addresses)

Parcela A. Fair
Dennis W. Fair
Rt. 4 208 Longstreet Drive
Greer, S. C.

MORTGAGEE

COMMERCIAL CREDIT PLAN INCORPORATED

1011 B. N. Pleasantburg Drive

Greenville

SOUTH CAROLINA

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in any way connected therewith pertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Mortgagee, its successors and assigns forever. And they do hereby bind their heirs, executors and administrators to warrant and forever defend all and singular the said Premises unto the said Mortgagee, its successors and assigns, from and against their heirs, executors, administrators and assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

25921

THE STATE OF SOUTH CAROLINA MAR 17 1980

The Mortgagee does hereby covenant and agree to procure and maintain in full force and effect a fire insurance policy sufficient to cover this mortgage, against all loss or damage by fire, in some insurance company acceptable to the Mortgagee herein, upon all buildings now or hereafter existing upon said real estate, and to assign such insurance to the Mortgagee as additional security, and in default thereof the Mortgagee may procure and maintain such insurance and add the expense thereof to the face of the mortgage debts as a part of the principal and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the fee of the mortgage shall be payable. In case the Mortgagee should fail to procure and maintain (either or both) said insurance as aforesaid, subject to the provisions of the South Carolina Consumer Protection Code, the whole debt secured hereby shall, at the option of the Mortgagee, become immediately due and payable, and this without regard to whether or not said Mortgagee shall have procured or maintained such insurance as above permitted.

Mortgagee does hereby covenant and agree to pay promptly when due all taxes, assessments, interest, principal, and all judgments or other charges, liens or encumbrances that may be recovered against the time or that may become a lien upon the real estate of said Mortgagee shall have the same rights and options as above provided in case of insurance.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, the Mortgagee hereby assigns the rents and profits of the above described premises to the said Mortgagee, or its successors or assigns and agree that any Judge of the Circuit Court of said State, may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, cost of expense; without liability to account for anything more than the rents and profits actually collected.

AND IT IS AGREED, by and between the said parties that subject to the provisions of the South Carolina Consumer Protection Code, in case of default by Mortgagee in any of the payments due as provided in said note or in case of default by Mortgagee in the performance of any of the provisions of this mortgage, the whole amount of the debt secured by this mortgage shall become due and payable at once at the option of the Mortgagee.

AND IT IS AGREED by and between the parties that in case of foreclosure of this mortgage, by suit or otherwise, the Mortgagee shall recover of the Mortgagee a reasonable sum as attorney's fee, not to exceed 15% of the unpaid debt after default and referral to an attorney not a salaried employee of Mortgagee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties of these Presents, that when the said Mortgagee, do and shall well and truly pay or cause to be paid unto the said Mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.

4326 IV-2