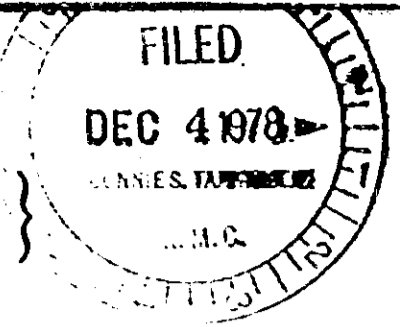


X MORTGAGE OF REAL ESTATE  
STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



Amount Financed: 5150.46  
BOOK 1452 PAGE 112

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Henry W. Irby and wife Lillie Mae Irby

(hereinafter referred to as Mortgagor) is well and truly indebted unto

FinanceAmerica Mortgage Services 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

Seven Thousand Six Hundred and Eighty Dollars Dollars (\$ 7,680.00 ) due and payable  
in sixty consecutive monthly payments at 128.00 a month with the first  
commencing January 7, 1979:

with interest thereon from 12/07/78 at the rate of 16.995 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 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, the Mortgagee's heirs, successors and assigns:

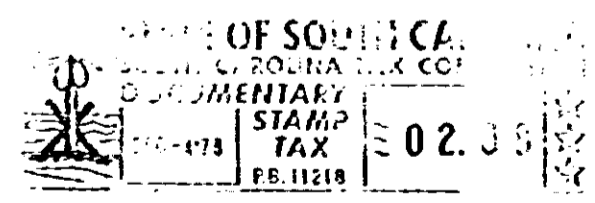
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All that piece, parcel or lot of land situate, lying and being on the eastern side of Longhill Street, in the city of Greenville, County of Greenville, State of South Carolina, and known and designated as a portion of lots 245 and 246 of the subdivision known as Pleasant Valley, plat of which is recorded in the RMC Office for Greenville County in plat book P at Page 92 and according to said plat has the following metes and bounds, to wit:

Beginning at an iron pin on the eastern side of Longhill Street, said pin being located 145 feet south from an iron pin at the southeastern corner of the intersection of Longhill Street and Potomac Avenue and running thence N. 89-52 E., 69.5 feet to an iron pin; running thence S. 0-08 E., 90.8 feet to an iron pin in the rear line of lot 246; running thence along the rear line of lots 245 and 246, S. 61-57 W., 78.6 feet to an iron pin on the eastern side of Longhill Street; running thence with the eastern side of said street, N. 0-08 W., 127.6 feet to an iron pin, being the point of beginning.

This conveyance is made subject to restrictive covenants of record and to easements of rights of way affecting same.

This is identical to the property that grantor Henry W. and Lillie Mae Irby recieved from George O'Shields Builders, Inc. by deed dated 7/28/1976 in Volume 1040 Page 360 recorded 7/28/76 in said clerks office. This property was re-recorded on 11/12/76 in volume 1382 page 894 in said clerks office.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, 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 is 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.

Vertical stamp: 0.11.11

Vertical stamp: 4328 RV-2