MORTGAGE BOOK 89 PAGE 12864

KNOW ALL MEN BY THESE PRESENTS, that Annie White Williams BOOK 1330 PAGE 751

and _____, his _____, of Greenville County,

State of South Carolina, hereinafter whether one or more called the "Mortgagor", has become justly indebted to Allied Builders

of Greenville County, State of S. C., hereinafter called the "Mortgagee", in the sum of forty four Hundred Ten DOLLARS ($ 4410.00) evidenced by a promissory note of even date herewith in the total amount set forth above, payable in 84 monthly instalments of fifty two, fifty DOLLARS ($ 52.50), the first payment commencing on the 19th day of March, 19 76, and continuing on the same day of each month thereafter until fully paid, together with late charges, court costs, collection expenses, attorney fees, interest after maturity, and all terms, conditions and stipulations provided for in said note.

NOW, for and in consideration of the aforesaid indebtedness and to secure the prompt payment of the same, Mortgagor has bargained and sold and does hereby grant, bargain, sell and convey unto the said Mortgagee, his successors and assigns, the following described lot or parcel of land situated in Greenville County, State of South Carolina, to-wit:

FILED FEB 23 1976 DONNIE S. TANKERSLEY R.M.C.

All that certain piece, parcel or lot of land situate, lying and being in Butler Township, Greenville County, State of South Carolina, as shown on a plat of the property of Larthun L. Durham by C.O. Riddle, R.L.S., Dated August 12,1963, a copy of which is filed in the principal office of Modern Homes Construction Company, under account number 66-7-5276 A, 1708 North Ashely Street. Valdosta, Georgia, and made a part hereof by reference thereto; containing 2.94 acres, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of an unnamed road at joint front corner with Fuller lot and running thence North 74-00 East 100 feet along the South side of said road to an iron pin: Thence S.13-40 E. 799.3 feet to an iron pin: thence S. 54-34 W. 38.4 feet to an iron pin the branch is the line: thence N.43-30 W. 417.1 feet to an iron pin: thence N. 4-00 E. 470.7 feet to an iron pin on the South side of the unnamed road, the beginning corner.

This is the same property conveyed to Annie White Williams by deed dated September 7. 1963 from L.L. Durham and recorded in Book 800, Page 182, records of Greenville

or refuse to obtain said insurance or pay any taxes when due, then the Mortgagee may at his sole option obtain such insurance or pay all such taxes or both, and all sums expended therefor are hereby secured by this mortgage and shall be due immediately from Mortgagor to Mortgagee with interest at the rate of 6% per annum from the date of payment by the Mortgagee until paid.

The Mortgagor agrees and covenants that he will maintain the mortgaged property in good condition and not to commit or to permit anyone else to commit waste, reasonable wear and tear excepted. Upon the failure of the Mortgagor to so maintain the mortgaged property, the Mortgagee may cause reasonable maintenance work to be performed at the cost of the Mortgagor. Any such sum so expended shall be due immediately from Mortgagor with interest at the rate of 6% per annum from the date expended until paid.

The Mortgagor hereby vests the Mortgagee with the full power and authority, upon the breach of any covenant or warrant herein contained, or upon any default in the payment of any instalment provided in said note or any renewal or extension thereof, or in the performance of any agreement herein contained, to declare the entire indebtedness hereby secured immediately due and payable, without notice to any person to take possession of said property and proceed to foreclose this mortgage in accordance with the law of this State. Should any legal proceedings be instituted for the foreclosure of this mortgage or should the Mortgagee be made a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

PAID Finance America Credit Corporation DATE 1-6-83 BY K. Mitchell, Secretary

The Mortgagor (if more than one, all mortgagors) hereby waive and relinquish all rights of dower in the premises.

This mortgage may be assigned by the Mortgagee without the consent or notice to the Mortgagor and when so assigned, the assignee shall have all of the rights and privileges given to the Mortgagee by the terms of this mortgage.

WITNESS 24905

This mortgage is in addition to any other lien or security heretofore or hereafter given or obtained by the Mortgagee and is not in satisfaction or in lieu of any other lien or security.

In this mortgage, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular includes the plural. This mortgage shall bind all parties hereto, their heirs, legatees, administrators, executors, successors and assigns.

In witness whereof, the Grantors hereunto set their hands and seals this 1st day of February 19 76

Signed in the presence of:

Zoe Hallin — CCTO — Annie White Williams (SEAL)

A.W. Leal — X _____ (SEAL)

X _____ (SEAL)