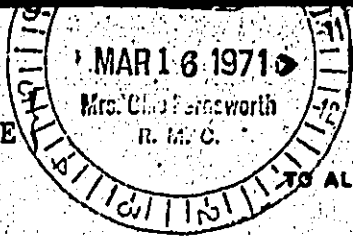


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1183 PAGE 639
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Robert Louis Ashmore

(hereinafter referred to as Mortgagor) is well and truly indebted unto FAIRLANE FINANCE COMPANY OF GREENVILLE, 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 FIVE THOUSAND SIX HUNDRED SIXTEEN AND no/100-----

----- Dollars (\$ 5,616.00) due and payable One Hundred Seventeen and no/100 (\$117.00) Dollars beginning on the 20th day of April 1971 and One Hundred Seventeen and no/100 (\$117.00) Dollars on the 20th day of each and every month thereafter until paid in full

after maturity with interest ~~ON THE BALANCE~~ at the rate of eight (8) per centum per annum, to be paid: after maturity

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 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 Greenville, containing ten acres, more or less, being shown as Tract #2 of the plat of property of Sue C. Ashmore, recorded in the R. M. C. Office for Greenville County in Plat Book JJ at Page 33 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest corner of said tract #2 and running S. 80-30 E. 392 feet to a point; thence continuing S. 74-0 E. 395.2 feet to an iron pin; thence turning and running, S. 5-30 E. 299.2 feet to an iron pin; thence turning and running N. 30-0 E. 226 feet to an iron pin; thence continuing N. 20-0 E. 170 feet to an iron pin; thence continuing N. 0-20 E. 480 feet to an iron pin; thence turning and running S. 84-15 W. 776 feet to an iron pin; thence turning and running S. 26-45 W. 375 feet more or less to a point which point is the beginning; less however, that portion conveyed to John P. Ashmore, Jr., by deed recorded in the R.M. C. Office for Greenville County in Deeds Book 904 at Page 437.

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.