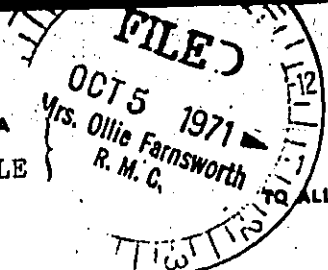


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1208 PAGE 653

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Riley B. and Willie Mae Nicholson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation
100 E. North Street Greenville, S.C.

(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 Six thousand dollars and no/100..... Dollars (\$ 6000.00) due and payable

Sixty installments of One hundred dollars(60X100.00).....

with interest thereon from date at the rate of XXXXX 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, 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

All that piece or lot of land situate, lying and being on the southwestern side of Crain Avenue, near the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No 2 of Central Realty Corp, property, according to a plat thereof made by Pickell & Pickell, November 22, 1946, recorded in the REC Office of Greenville County in Plat Book "P" at page 99, and having the following metes and bounds, to wit:

BEGINNING at a stake on the Southwestern side of Crain Avenue, approximately 160 feet to the Northwestern intersection of Crain Avenue and Hampton Street at the corner of Lot No 1 according to said plat, and running thence along the line of said lots 45-15 W 215.6 feet to a stake at the rear corner of Lot No 1 thence N 25-30 W. 62 feet to a stake at the rear corner of Lot No 3; thence 45-45 E 215 feet to a stake of the Southwestern side of Crain Avenue, thence along the said Crain Avenue S. 25-30 E. 60 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, 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 if 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.