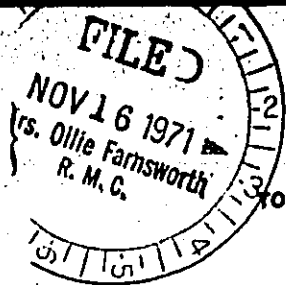


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1213 PAGE 513

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Tommy W. Locke and Barbara A. Locke

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fairlane Finance Co., 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 Six Thousand Sixty and 00/100

Dollars (\$ 6060.00) due and payable

in sixty (60) equal, monthly installments of \$101.00 each; the first installment being due and payable on the 15th day of December 1971, with a like sum being due and payable on the 15th day of each succeeding calendar month thereafter, until the entire amount of interest and principal has been paid in full.

maturity

with interest thereon from date at the rate of 8 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 piece, parcel or lot of land in the State of South Carolina, County of Greenville in Grove Township and partly in Oaklawn Township, lying north of Pelzer, South Carolina, west of Highway No. 20 and east of Saluda River and being described according to "Plat of Property of Tommy and Barbara Locke" by R.M. Clayton, L.S. dated April 25, 1970, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the County Road and running thence with the property line of Smith, S89-51W 200 feet to an iron pin; thence North 18-30 West 150.0 feet to an iron pin; thence North 89-54 East 200 feet to a point in the County Road; thence running with County Road South 20-35 East 100.0 feet to a point; thence still with said road, South 14-18 East 50.0 feet to the point of BEGINNING.

This is a portion of that property conveyed to the grantors by deed recorded in the RMC office for Greenville County in Deed Book 651 at page 233.

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 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.