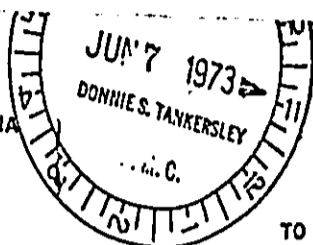


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STATE OF SOUTH CAROLINA

COUNTY OF



BOOK 1279 PAGE 785

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Mac Arthur McKinney, of the County and the State aforesaid,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Delta Finance and Loan Company, a Corporation,

(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

Three Thousand Eight Hundred Forty and no/100-----Dollars (\$ 3,849.00) due and payable

in Sixty (60) monthly installments of Sixty-four (\$64.00) Dollars each month, commencing July 4, 1973, and on the fourth day of each and every month thereafter, until paid in full

with interest thereon from date at the rate of 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

All that lot of land with improvements, lying on the Southern side of Alpha Drive in Gantt Township, Greenville County, South Carolina being shown and designated as Lot No. 97 on a plat of KENNEDY PARK, made by Piedmont Engineers and Architects, dated September 28, 1964, revised on January 28, 1966, and recorded in the RMC office for Greenville County, S.C., in Plat book JJJ, page 179, said lot being 75 feet wide and 133 feet deep.

The above described property is hereby conveyed subject to rights of way and easements shown on the aforementioned recorded plat and applicable to Kennedy Park and to restrictive covenants recorded in the RMC office for Greenville County, S.C., in Deed book 773, page 527.

As a part of the consideration for this deed, the Grantees assume and agree to pay in full the indebtedness due on a note and mortgage covering the abovescribed property in favor of Anderson Savings and Loan Association of Anderson, S.C. recorded in the RMC office for said County and State in Mortgage book 1055, page 385, which has a present balance due in the sum of \$10,100.00.

The Grantees agree to pay 1967 Greenville County property taxes.

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.