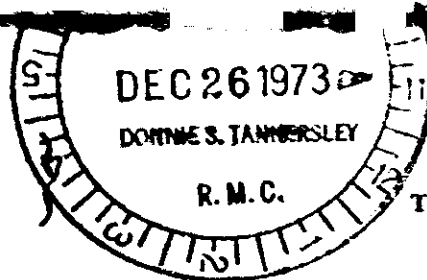


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1298 PAGE 411

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jonnie Mae Layton

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Financial Services of Greenville Inc., d/b/a Fairlane Finance Company

(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 One Thousand Forty Four & No/100-----

-----Dollars (\$ 1044.00) due and payable

Fifty Eight & No/100 Dollars (\$58.00) on the 20th day of Jan., 1974, and Fifty Eight & No/100 Dollars (\$58.00) on the 20th day of each month thereafter until paid in full.

with interest thereon from after maturity at the rate of eight per centum per annum, to be paid: after maturity

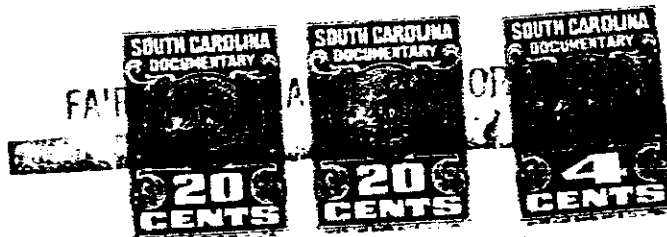
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, known and designated as Lot 21 of Hollywood Subdivision and having according to plat prepared by Pickell & Pickell, Engineers, June 4, 1947, and recorded in the R.M.C. Office for Greenville County in Plat Book S., Page 37, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Hollywood Circle at the joint front corner of Lots 22 and 21; thence along the line of lot 22, N. 28-15 W., 125 feet to a stake; thence S. 51-45 W., 67.2 feet to a stake; thence S. 4-45 E., 117.5 feet to a stake at the rear corner of Lot 20; thence with the line of lot 20, N. 75-30 E., 112.1 feet to a stake on Hollywood Circle; thence with Hollywood Circle, N. 14-30 W, 20 feet to a stake; thence continuing with Hollywood Circle, N. 51-45 E., 22 feet to the beginning corner, and being the same property conveyed to Grantor by Deed recorded in Deed Book 662 at Page 203.

This conveyance is subject to all restrictions set back lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.