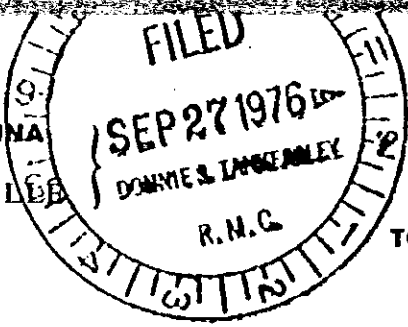


STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE BOOK 1378 PAGE 729

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Billy R. Richardson and Vivian M. Richardson  
(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Investment 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 Forty Eight Hundred Twenty Four and 54/100 Dollars (\$ 4824.54 ) due and payable One Hundred Fourteen and 87/100 (114.87) Dollars on the 15th. of August, 1976 and One Hundred Fourteen and 87/100 (114.87) Dollars on the 15th. of each and every month thereafter until total amount is paid in full.

maturity  
with interest thereon from ~~20%~~ at the rate of nine per centum per annum, to be paid: semi-annually

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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, at the southwest corner of Cleveirvine Avenue (formerly Hillside Avenue) and Alleta Avenue, being known and designated as lot 41 and a portion of Lot 39 on plat of Hillside Terrace recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 154, and according to a more recent plat entitled "Property of Billy R. Richardson and Vivian M. Richardson" made by Dalton & Neves, Engineers, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of the intersection of Cleveirvine Avenue (formerly Hillside Avenue) and Alleta Avenue, and running thence with the south side of Cleveirvine Avenue, N. 64-53 W. 53.5 feet to an iron pin; thence continuing N. 69-51 W. 84.2 feet to an iron pin, corner of Lot 8; thence with line of said lot, S. 42-17 W. 49.5 feet to an iron pin; thence S. 57-20 E. 115.3 feet to an iron pin on the northwest side of Alleta Avenue; thence with northwestern side of said Avenue, N. 53-15 E. 78.9 feet to the beginning corner.

This is the identical property conveyed to Billy R. Richardson and Vivian M. Richardson by Jack William Howard and Emily Susanna Howard, recorded on the 3rd. day of August, 1970 in Book 895 of Deeds, Page 257.



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.

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