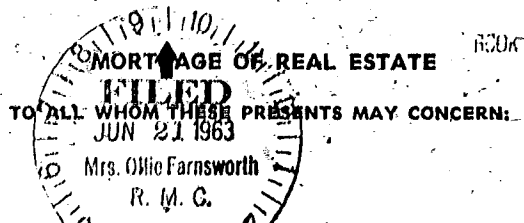


STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



WHEREAS, Charlton Jr. & Mayo Croft

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance 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 One thousand six hundred thirty-two (1632) Dollars & No/100.

Dollars (\$ 1,632.00 ) due and payable

In 24 consecutive monthly installments of \$68.00 each beginning July.20, 1963.

with interest thereon from date at the rate of ----- 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

Being known as No. 11 Hopkins Street, City of Greenville and being more particularly described as Parcel "A" according to a plat by Pickell & Pickell, Engineers, dated August 30, 1954, recorded at Plat Book HH Page 197 in the office of the Register of Mense Conveyances for Greenville County, the said parcel having the following courses and distances.

Beginning at an iron pin on Hopkins Street and running S.78-00E. 138.6 Feet to an iron pin at the right of way of the C.&G. Railroad; thence along the line of the right of way, S.49-03W; 48.7 Feet to an iron pin at joint corner of Parcel A. and Parcel B; thence N. 79-03W., 109.7 Feet to an iron pin on Hopkins Street; thence along Hopkins Street N.12-46E., 41 Feet to the point of the beginning.

Being the same Property devised to the Grantee herein under the SIXTH Item of the will of the Late J.P. Chappell, Deceased.

Deed recorded in Vol. Six Page 485 Register of Mense Conveyance for Greenville County.

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.