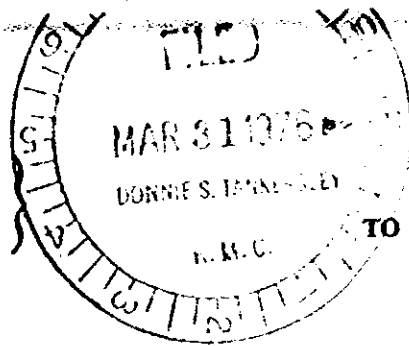


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM ALVIN FINLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. WAYNE CROLLEY and MARY H. CROLLEY

(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 Seven Thousand One Hundred Ninety-Four and 62/100-----

----- Dollars (\$7,194.62) due and payable
in monthly installments of \$62.99 for a period of twenty years

with interest thereon from February 1, 1976, at the rate of nine per centum per annum, to be paid: monthly.

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:

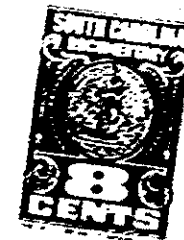
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the northern side of Camden Lane shown as Lot 145 on a plat of Rockvale Subdivision, Section Two, recorded in the R. M. C. Office for Greenville County in Plat Book QQ, at Page 109, and being further described as follows:

BEGINNING at an iron pin on the northern side of Camden Lane at the joint corner of Lots 144 and 145 and running thence along the common line of Lots 144 and 145, N. 4-39 E. 165 feet to an iron pin at the joint corner of Lots 144, 149, 148 and 145; thence along the rear line of Lot 148, N. 86-01 W. 75 feet to an iron pin at the joint corner of Lots 148, 147, 146 and 145; running thence along the common line of Lots 145 and 146, S. 4-39 W. 165 feet to an iron pin on the northern side of Camden Lane; thence along Camden Lane, N. 86-01 W. 75 feet to the point of the beginning.

This is the same property conveyed to the Mortgagors herein by deed of the Mortgagees herein to be recorded of even date herewith.

It is agreed and understood that this mortgage shall be second and junior in lien to that first mortgage to Cameron Brown Company, which mortgage is recorded in the R. M. C. Office for Greenville County in Mortgage Book 1196, at Page 663.



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.

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