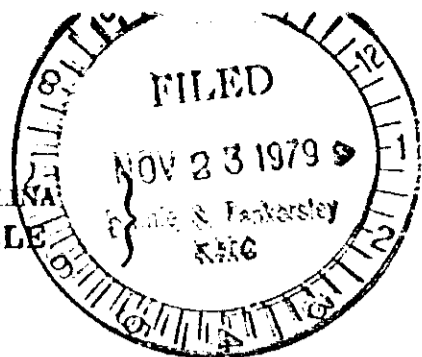


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1483 PAGE 212

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

WHEREAS, WE, Harold Javan Martin and Inez P. Martin

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. P. Edwards, Inc.

(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

Four thousand two hundred twenty-five and no/100- Dollars (\$ 4,225.00) due and payable
\$76.73 per month for 96 months,

with interest thereon from date at the rate of 15 3/8 per centum per annum, to be paid: monthly
from date-

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, Chick Springs Township, in the City of Greer, and Village of Needmore, lying on the east side of Forrest Street, formerly known as Needmore Street, and fronting on the east side of said street, 50 feet, having a rear width of 50 feet and a uniform depth of 150 feet, and being identified as Lot No. 83, Block 3, on Sheet No. G-14 of the tax records for Greenville County. Said lot is the identical property conveyed to the late Earl Alexander by M. D. Littlefield by deed dated May 8, 1914, recorded in Vol. 180, Page 42, R. M. C. Office for Greenville County.

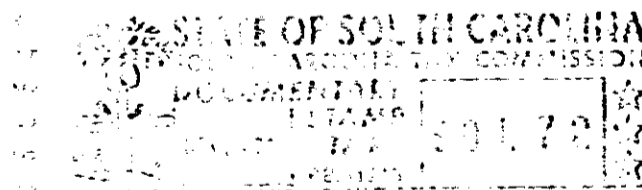
ALSO, ALL that other lot of land in said County, City and State, adjoining the above described lot on the north, said lot having a frontage of 60 feet on the east side of Forrest Street, a rear width of 60 feet and having a uniform depth of 150 feet, being identified as Lot No. 84 in Block 3, on Sheet No. G-14 of the tax records of Greenville County.

This is the identical lot described in deed recorded in Vol. 149 at page 102 in the R. M. C. Office for Greenville County.

This is the same property conveyed to us by deed from Ora Alexander, deed dated the 17th day of April, 1967, and recorded in the R. M. C. Office for Greenville County in Book 818, at page 187.

Subject to all easements and rights-of-way of record, if any.

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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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