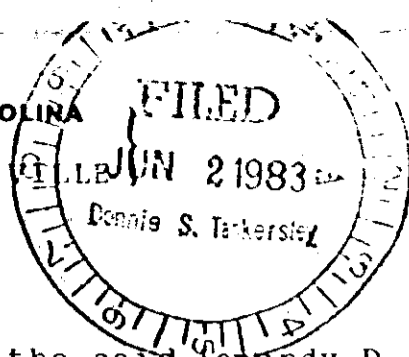


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Lemandy D. Spurgeon

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville 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 Five Thousand Three Hundred Thirty Two and 80/100 Dollars (\$5,332.80) due and payable in 60 successive monthly payments of Eighty Eight and no/100 (\$88.88) Dollars beginning July 10, 1983 and due the 10th of each and every month thereafter until the entire amount is paid in full.

with interest thereon from ^{maturity} date at the rate of 18 per centum per annum, to be paid: semi annually

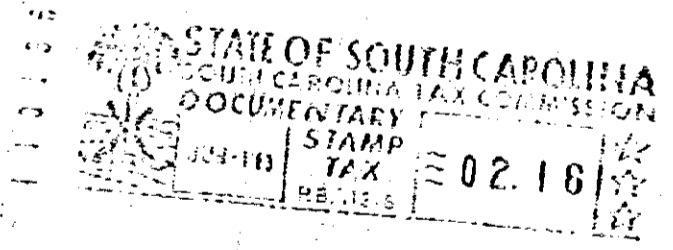
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 piece, parcel or lot of land situate, lying and being on the western side of Crosby Circle near the City of Greenville, State of South Carolina, known and designated as Lot No. 99 of a subdivision known as Paramount Park, plat of which is recorded in the RMC Office for Greenville County in Plat Book W, at page 57 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Crosby Circle, joint front corner of Lots Nos. 98 and 99 and running thence N. 6-28 W. 68 feet to a point, the joint front corner of Lots Nos. 99 and 100; thence running with the line of said Lots N 85-40 W. 150.3 feet to a point; thence running S 23-26 W. 94.5 feet to a point, the joint rear corner of Lots 97 and 99; thence running S 80-44 E. 109.0 feet to a point, the joint rear corner of Lots 97, 98 and 99; thence running N 73-35 E. 91.2 feet to a point on Crosby Circle the point of BEGINNING.

This is the identical property conveyed to the Mortgagor herein by deed of Robert E. and Diane P. Richey, dated February 1, 1971, and recorded in the RMC Office for Greenville County in Deed Book 907, page 631.



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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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