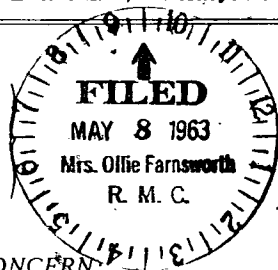


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THE STATE OF SOUTH CAROLINA

COUNTY OF ~~RICKENS~~
Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Roy R. Hellams, Jr.

SEND GREETING:

Whereas, I, the said Roy R. Hellams, Jr.
hereinafter called the mortgagor(s)

in and by my certain promissory note in writing, of even date with these presents,

well and truly indebted to James B. Ducker, Jr. and Sylvia B. Ducker
hereinafter called the mortgagee(s), in the full and just sum of

Thirty-Two Hundred and no/100 ----- DOLLARS (\$ 3200.00 to be paid

in equal monthly installments of Thirty-Five (\$35.00) Dollars each, the first
such installment being due and payable on the 1st day of June, 1963, and a like
sum due and payable on the 1st day of each succeeding calendar month thereafter
until the entire amount shall have been paid

, with interest thereon from -----

at the rate of ----- percentum per annum, to be computed and paid

----- until paid in full; all interest not paid when due to bear
interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid,
then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may
sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an
attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the
protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney
for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses
including 10 per cent of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be
secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said mortgagor(s), in consideration of the said debt and sum of
money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the term of
the said note, and also in consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in
hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt whereof
is hereby acknowledged, have granted, bargained, sold and released and by these Presents to grant, bargain, sell and
release unto the said James B. Ducker, Jr. and Sylvia B. Ducker, their heirs and assigns:

ALL that piece, parcel or lot of land in Gantt Township, Greenville County, State
of South Carolina, being known and designated as Lot Number Seventy-Four (74)
of Conestee as shown by plat thereof made by R. E. Dalton, Engr., dated December
1943, recorded in the R. M. C. office for Greenville County, S. C. in Plat Book
"K" at page 276 and according to said plat, having the following metes and bounds,
to-wit: BEGINNING at a point on the northwestern side of 5th Street, joint corner
with Lot No. 75 and which point is 160 feet southwesterly from the intersection
of 3rd Avenue with 5th Street, and running thence N 48-22 W 255.7 feet along rear
lines of Lots Nos. 75, 76, 77 and 78 to point, joint rear corner with Lot No. 54;
thence S 41-42 W 95 feet along rear line of Lot No. 54 to point, joint rear corner
of Lots Nos. 54, 55, 73 and 74; thence S 48-22 E 254.6 feet along the line of Lot
No. 73 to point on northwestern side of 5th Street; thence along the northwestern
side of 5th Street N 42-43 E 95 feet to the point of BEGINNING. This is the
same lands conveyed by George Henry King to James B. Ducker, Jr. and
Sylvia B. Ducker by deed recorded in Deed Book 569 at page 537 in the RMC
office for Greenville County, South Carolina, and is the same lands conveyed
by James B. Ducker, Jr. and Sylvia B. Ducker to Roy R. Hellams, Jr. by
deed of even date herewith.