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BOOK 1086 PAGE 584

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MILTON W. DUFFORD and ESTHER H. DUFFORD

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (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 SEVENTEEN THOUSAND FIVE HUNDRED and NO/100----- DOLLARS (\$ 17,500.00), with interest thereon from date at the rate of six and three-fourths (6-3/4%) per centum per annum, said principal and interest to be repaid as therein stated, except that the final

payment of principal and interest shall be due on March 1, 1993, and

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 purpose;

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 furthersums 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, in the Town

of Mauldin, being known and designated as Lot #15 on plat entitled "PINE VALLEY ESTATES, Section 1" prepared by Dalton & Neves, Surveyors, dated February, 1960, and recorded in the RMC Office for Greenville County in Plat Book MM at Page 138 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Carlton Drive at the joint front corner of Lots #14 and #15 and running thence with the line of Lot #14, N. 78-09 E. 147.5 feet to an iron pin; thence N. 24-0 W. 145 feet to an iron pin at the joint rear corner of Lots #15 and #16; thence with the line of Lot #16, S. 52-04 W. 160 feet to an iron pin on the northeasterly side of Carlton Drive; thence with the curve of Carlton Drive, the chord of which is S. 32-27 E., 76 feet to the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.