

FIRST MORTGAGE ON REAL ESTATE

ELIZABETH RIDDLE  
MORTGAGEE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM C. DUKES and NANCY K. DUKES

(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 -----TWENTY-SEVEN THOUSAND ONE HUNDRED EIGHTY AND NO/100 ----- DOLLARS (\$ 27, 180.00 ), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

September 15, 1997

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 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, in the Town of Mauldin, being known and designated as Lot No. 3 of a Subdivision known as GLENDALE II as shown on plat thereof recorded in Plat Book 000 at page 55 in the RMC Office for Greenville County, South Carolina, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the northerly side of Parsons Avenue at the joint corner of Lots No.2 and 3 and running thence with the northerly side of Parsons Avenue S. 86-29 E. 135 feet to a point; thence with the curvature of the northwesterly side of the intersection of Parsons Avenue with Hickory Lane (the chord of which is N. 38-06 E. 30.6 feet to a point; thence with the westerly side of Hickory Lane N. 10-58 W., 118.3 feet to a point at the joint corner of Lots Nos. 3 and 4; thence S. 79-02 W., 154.9 feet to a point at the joint rear corner of Lots Nos. 3 and 4; thence S. 10-58 E. 103.1 feet to the beginning.

Being the same property conveyed to the mortgagors herein by deed of Claude R. Kuhn and Jeweldean M. Kuhn to be recorded herewith in the RMC Office for Greenville County, South Carolina.

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.