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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

FILED
DEC 1 36 PM '81
DONN... JENNERSLEY

WHEREAS, C. L. DUFFIE and MARY F. DUFFIE

(hereinafter referred to as Mortgagor) is well and truly indebted unto PAUL R. ROBINSON and BARBARA P. ROBINSON, whose address is Pollard Road, Simpsonville, S.C., 29681,

(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 FOUR HUNDRED AND NO/100----- Dollars (\$ 4,400.00) due and payable as per the terms of said note;

with interest thereon from date at the rate of Ten per centum per annum, to be paid: as per the terms of said note.

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, being shown and designated as 1.724 acres, more or less, on plat of Property of C. L. Duffie, dated October 17, 1981, prepared by T. H. Walker, Jr., RLS #3182, recorded in the RMC Office for Greenville County, S.C., in Plat Book 8-W, at Page 94, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap at the intersection of Pollard Road with a county road, which point is a joint corner of tract of Paul R. & Barbara P. Robinson and tract herein described, and running thence along the center of Pollard Road N. 38-54 W. 224.3 feet to a nail and cap in the center of said Pollard Road; thence N. 50-53 E. 579.8 feet to an old iron pin at the edge of the aforementioned county road; thence N. 22-40 E. 37.4 feet to an old iron pin; thence S. 49-55 E. 16 feet to the center line of said county road; thence along said county road S. 28-32 W. 501.55 feet to a nail and cap; thence continuing S. 37-47 W. 157 feet to a nail and cap in the center of Pollard Road, the point of beginning.

This being the identical property conveyed to the mortgagors herein by deed of the mortgagees, to be executed and recorded of even date herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
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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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