MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE BOOK 1588 PAGE 838

FILED
APR 23 2 05 PM '82
DONNIE S. TANKERSLEY
R.M.C. GREENVILLE CO. S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Elgin N. Duck

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust

(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 One Thousand Four Hundred Sixteen and 36/100---------- ----------Dollars ($ 1,416.36) due and payable

in twelve (12) monthly installments of principal and interest onf One Hundred Eighteen and 03/100 ($118.03) Dollars, said interest being at the rate of eighteen (18%) percent per annum from April 8, 1982.

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, known as Lot #6, on plat prepared by W. R. Williams, Jr., Surveyor, of property of H. G. Duck Estate, Bates Township, Greenville County, State of South Carolina, dated May 1970, containing 1.48 acres, more or less, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING in center of White Horse Road Ext., and running N. 59-39 W. 125.0 feet to an iron pin; thence N. 42-39 W. 35.0 feet to an iron pin; thence N. 76-39 W. 35.0 feet to an iron pin; thence N. 59-39 W. 408.0 feet to a corner iron pin; thence N. 31-24 E. 108.0 feet to an iron pin joining Lot #5; thence S. 59-39 E. 600.0 feet to center of White Horse Road Ext.; thence along line of said road S. 31-24 W. 108.0 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of W. F. Duck, et al., dated September 25, 1970, and recorded in the RMC Office for Greenville County at Deed Book 903, page 635.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
APR 23 '82 R.E. 11213 $0.60

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 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 heireinabove 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.

GREENVILLE OFFICE SUPPLY CO. INC.