

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MAY 21 9 21 AM '83  
JONNIE S. WILSON  
R.M.C. HUSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Gay N. Duckett and Helen Bowens Duckett, as Trustee for April J. Duckett, James A. Duckett, Jr., and Adrian J. Duckett (hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank located at Greenville,

South Carolina (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 Ten Thousand, Sixty three & 00/100 (interest included) Dollars (\$ 10,063.00 ) due and payable

in monthly installments beginning June 15, 1983 as more fully set forth in mortgagor's note of even date.

with interest thereon from May 11, 1983 at the rate of 15.25 per centum per annum, to be paid:

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.

ALL of that piece, parcel or lot of land with the improvements thereon lying and being in Chick Springs Township, County of Greenville, State of South Carolina, containing 2.71 acres as shown on a plat of property of James A. Duckett, Sr., and Gay N. Duckett dated 18 May, 1977 by R. B. Bruce, RLS No. 1952, being recorded of record in Plat Book 6D at page 59, Office of the R. M. C. for Greenville County, and being more particularly described by metes and bounds according to said plat. For a more complete description, reference to said plat is craved.

THIS property is subject to all easements, rights of way, covenants of record or as noted on the ground.

DERIVATION: See Deed Volume 1056, Page 954 recorded, May 20, 1977 and also Deed Volume 1176, Page 344, recorded October 29, 1982. Grantor's name: Zilla C. Desheids and James A. Duckett

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
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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 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 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.