

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DUANE DUREN and ANNIE M. DUREN

(hereinafter referred to as Mortgagor) is well and truly indebted unto RICHARD KARL ENGLERT and BETTY R. ENGLERT

(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 Three Thousand and no/100ths ----- Dollars (\$ 3,000.00) due and payable as set forth in said note,

with interest thereon from date at the rate of 12 per centum per annum, to be paid: monthly

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 piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the western side of Sherondale Lane, in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot No. 131 on a plat of SECTION II, SHEET NO. I, OF WESTWOOD SUBDIVISION, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-F, page 44, and having according to said plat the following metes and bounds, to-wit:

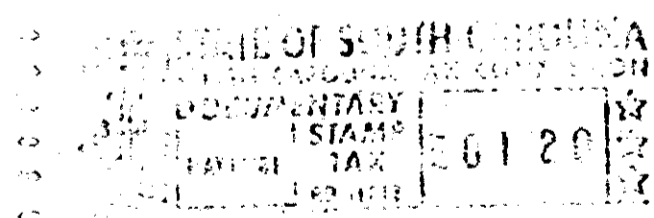
BEGINNING at an iron pin on the west side of Sherondale Lane at the joint corner of Lots 130 and 131 and running thence along the line of Lot No. 130, N. 82-42 W., 150 feet to an iron pin; thence S. 7-18 W., 80 feet to an iron pin; thence along the line of Lot No. 132, S. 82-42 E., 150 feet to an iron pin on the west side of Sherondale Lane; thence along Sherondale Lane, N. 7-18 E., 80 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by the the Mortgagees by deed of even date, to be recorded simultaneously herewith.

The within mortgage is secondary and junior in lien to a first mortgage to First Federal Savings and Loan Association in the original amount of \$19,850.00 of even date, to be recorded herewith.

If the above described property or any interest therein is sold or tranferred by deed of conveyance, contract for sale, lease with an option to purchase, or otherwise by Mortgagors without the prior written consent of the Mortgagees, other than a transfer by devise, descent or operation of law upon the death of the Mortgagors, then Mortgagees may, at their option, declare all sums secured by this mortgage to be immediately due and payable, unless waived in writing by Mortgagees.

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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