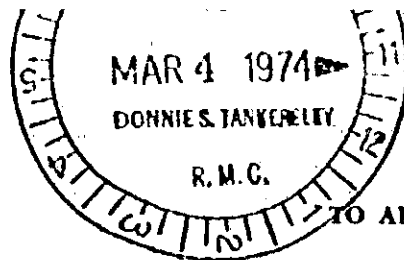


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1303 PAGE 239

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John L. Duncan and Lillian Duncan

(hereinafter referred to as Mortgagor) is well and truly indebted unto
FIRST FINANCIAL SERVICES OF GREENVILLE, INC., d/b/a FAIRLANE FINANCE COMPANY

(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

Five Thousand Two Hundred Eighty Dollars and NO Cents Dollars (\$ 5,280.00) due and payable

One Hundred Fifteen Dollars and No Cents (\$115.00) on the 1st day of April 1974,
and One Hundred Fifteen Dollars and No Cents (\$115.00) on the 1st day of each month
thereafter until paid in full.

with interest thereon from after maturity at the rate of eight per centum per annum, to be paid: after maturity

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 that certain piece, parcel or lot of land in Greenville County, State of South Carolina, in Chick Springs Township, being known and designated as lot 4, as shown on a plat of subdivision of Buckhorn Village, being more particularly described according to a survey by C.C. Jones, Eng., February 8, 1955, as follows:

BEGINNING at an iron pin in the Western side of Harding Drive, which pin is 284.4 feet South of the intersection of Harding Drive and Buchorn Road and is the joint front corner of lots 3 and 4, and running thence with the joint line of said lots, S. 72-30 W. 165 feet to an iron pin; thence S. 17-30 E. 80 feet to an iron pin rear corner of lot 5; thence with the line of said lot, N. 72-30 E. 165 feet to an iron pin in the Western side of Harding Drive; thence with said Drive, N. 17-30 W. 80 feet to the point of beginning.

Being the same premises conveyed to the grantor by O.B. Godfrey and Helen T. Godfrey.



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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