STATE OF SOUTH CAROLINA COUNTY OF CHEEN VILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed

WHEREAS, JAMES C DUKE AND PRISCILLAR DUKE 100

Recorded on 1-10, 19 01.

See Deed Book #1210, Page 219

of GREEVILL County.

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

FIRST FAMILY FINANCIAL SERVICES I'C.

(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

THIRTY THREE THOUSAND SIX HUNDRED DOLLARS AND NO CERTS Dollars (\$ 33,600.00) due and payable Where as the first payment in the amount of (280.00) Two Hundred Eighty Dollars and no cents will be due on the 23rd day of May 1994, and each additional payment in the amount of (280.00) Two Hundred Eighty Dollars and no cents will be due on the 23rd day of each month until paid in full.

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 situate, lying and being in the State of South Carolina, County of Greenville, on the western side of Edwards Street, being known and designated as Lot No. 4 of the John Calogeras property and having the following metes and bounds, courses and distances, to wit;

McBeth Street) at the corner of the Lot No. 3, and running thence along Franklin Road, S. 46-11 W. 50 feet to an iron pin at the corner of Lot No. 5; thence along the line of Lot 5, S. 54-20 E. 180.5 feet to an iron pin on Edwards Street; thence along the western side of Edwards Street, N. 9 W. 50 feet, more or less, to an iron pin at the corner of Lot No. 3 thence along the line of Lot No. 3, N. 50-15 W. 149.4 feet to an iron pin, the beginning corner.

This is the same property devised to the grantors herein under the will of Lottie Duke, who died as a resident of Greenville County on February 21, 1981, as will appear according to Apartment 1646, file 29, in the Office of the Probate Court for Greenville County.

This conveyence is subject to any and all existing easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

AMOUNT FINANCED

14,999.60

DOC STALPS

5.00













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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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