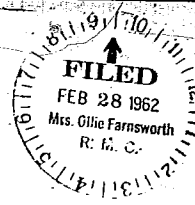


STATE OF SOUTH CAROLINA
COUNTY OF

BDDA. 883 PAGE 97

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, DUNCAN, Carl B. & Genethal

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

Community Finance Corporation
100 E. North St. Greenville, S. 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 one thousand nine hundred twenty and 00/100.

Dollars (\$ 1920.00) due and payable

Twenty-four installments at eighty dollars each.

with interest thereon from date at the rate of _____ 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 that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Paris Mountain Township, on the northeast side of Mauldin Circle, and being known and designated as the greater portion of Lot No. 21, of a subdivision known as Mauldin Meadows as shown on plat thereof recorded in the R. M. C. office for Greenville County in Plat Book EE, at page 151, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Mauldin Circle at the corner of Lot No. 20, and running thence along the southeast side of said Mauldin Circle, N. 43-45 E. 91.6 feet to an iron pin; thence continuing along the line of said Mauldin Circle, and following the curvature thereof, N. 87-15 E. 43.5 feet; thence along the southwest side of said Mauldin Circle, S. 49-15 E. 54.5 feet to an iron pin, which point is 20 feet northwest of the original corner of Lots Nos. 21 and 22; thence on a new line across Lot. No. 21, S. 31-49 W. 128.7 feet to an iron pin at the rear corner of Lots Nos. 20, 21 and 22; thence along the line of Lot No. 21, N. 46-15 W 110.8 feet to the beginning corner; being a portion of the property conveyed to me by R. W. Robinson, same as W. R. Robinson, by deed dated November 19, 1948 and recorded in the RMC office for Greenville County in Vol. 365, at page 416.

This conveyance is subject to recorded rights-of-way for the installation and maintenance of public utilities, and to restrictions and protective covenants recorded in the R. M. C. office for Greenville County in Deed Vol. 528, at page 353.

The above described lot is shown on the County Block Books at Sheed D6, Block 3, Lot 316 and the grantee is to pay taxes for the year 1956, said taxes having been prorated as of this date.

Together with all and singular rights, members, hereditaments, 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.

*Community Finance Corp.
Rec'd, Paid - 22
M. L. Hines
Manager*

*28 Aug 1963
Ollie Farnsworth
10:37 AM No. 6276*