STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

THE RESIDENCE OF THE PROPERTY OF THE PROPERTY

WHEREAS,

BARBARA B. DUNCAN

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

CARSON W. ELDRIDGE AND CATHY A. ELDRIDGE

(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

FOUR THOUSAND DOLLARS AND NO/100-------Dollars (\$ 4,000.00) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY

date with interest thereon from

at the rate of 11%

per centum per annum, to be paid:

on or before January 3, 1983

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:

MCHOKOCK KOMBONIKOWIOWIEW AND MONTH

ALL that certain piece, parcel or lot of land, situate, lying and being in the Town of Simpsonville, Austin Township, on the north side of Yellowwood Drive, being shown and designated as Lot #730 on a plat of Section VI, Sheet 2 of 2, WESTWOOD SUBDIVISION, as shown of record in Plat Book 5-P, page 35, in the R.M.C. Office for Greenville County, South Carolina. Reference to said plat is hereby craved for a more particular metes and bounds description as appear theron.

THIS is the same property conveyed to the Mortgagor herein by deed of Carson William Eldridge and Cathy Ann Eldridge, dated March 25, 1982, and recorded simultaneously herewith.

Mortgagee's Address. P.O. Bux 6110 SACKSONVIlle, FIA. 32205

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.

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The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right tail 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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