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19 82 between the Mortgagor, William I. Duon, Ir. (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen Thousand & No/100

Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 1932 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept. 1, 1992

TO SECURE to Leader (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of \_\_\_\_\_\_\_\_ Greenville\_\_\_\_\_\_\_\_\_, State of South Carolina:

On the easterly side of Augusta Road, in the City of Greenville, South Carolina, being known and designated as the southern portion of Lot 110 and the northern portion of Lot 111, on plat of "Traxler Park", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book F, at pages 114 and 115, and having according to said plat, the following meter and bounds, to-wit:

Beginning at an iron pin on the easterly side of Augusta Road in the center of the front line of Lot III; thence with the center of said lot N. 53-41 E. 346.1 feet to an iron pin in the center of the rear line of Lot III which pin is also in line of lot 114; thence with the line of Lot 114 N. 2-40 W. 45.5 feet to an iron pin in line of lot 114; thence with the line of Lot 114 N. 2-40 W. 45.5 feet to an iron pin at the

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