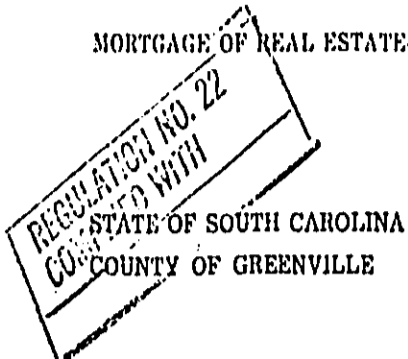


4:45 P.M.

BOOK 1272 PAGE 984

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.



MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. Alex Dukes and
Patricia S. Dukes

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Richard Cox and Carolyn P. Cox

(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

Nine Thousand One Hundred Fifty and no/100----- DOLLARS (\$ 9,150.00),
with interest thereon from date at the rate of 7% per centum per annum, said principal and interest to be repaid: \$3,050.00 plus interest on April 1, 1974, \$3,050.00 plus interest on April 1, 1975 and \$3,050.00 plus interest on April 1, 1976, interest to be computed at the rate of 7% per annum on the unpaid balance.

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, situate on the northwestern side of a State road, being shown as a tract containing 7.155 acres on a plat of the property of R. Alex Dukes, dated March 14, 1973, prepared by C. O. Riddle, recorded in Plat Book 47 at Page 132 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point near the center of said State road which point is approximately 480 feet from Maxwell Circle and running thence N. 52-46 W. 574 feet to an iron pin at the corner of property now or formerly belonging to Smith; thence with the Smith property N. 46-52 E. 209 feet to an iron pin; thence S. 43-08 W. 352.4 feet to a point in Maxwell Circle; thence with said Circle N. 8-49 W. 30 feet to a point at the corner of property now or formerly belonging to Dilling; thence with the Dilling property N. 42-18 E. 342.8 feet to an iron pin; thence still with the Dilling property N. 29-12 W. 414.6 feet to an iron pin at the corner of property now or formerly belonging to Dill; thence with the Dill property N. 48-24 W. 184 feet to an iron pin; thence N. 23-56 E. 150 feet to an iron pin at the corner of Cox property; thence with the Cox property S. 46-22 E. 1,451 feet to a point near the center of said State road; thence with said State road S. 47-03 W. 200 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Richard Cox and Carolyn P. Cox to be recorded herewith.

For no release price, the mortgagees agree to release a lot having road frontage of 200 feet and a depth of 300 feet upon mortgagors obtaining a first mortgage loan to cover said property.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.