

FILED
MORTGAGE RECORDS

1314 563

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

JUN 21 2 05 PM '74
DONNIE S. TANKERSLEY
R.M.C.

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 LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, 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 -----**Twenty Thousand and No/100**-----
DOLLARS (\$ 20,000.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

October 1, 1994

and
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 purpose:

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, on the northern side of a state road, being shown as a portion of a 7.155 acre tract on a plat of the property of R. Alex Dukes dated March 14, 1973, prepared by C. O. Riddle, recorded in Plat Book 4Y 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 N. 47-03 E. 480 feet from Maxwell Circle and running thence N. 52-46 W. 300 feet to an iron pin; thence with a new line N. 47-03 E. 200 feet more or less to an iron pin; thence S. 46-22 E. 300 feet more or less to a point in said state road; thence with said road S. 47-03 W. 200 feet to the point of beginning.

ALSO all that lot of land situate off the northeastern side of Maxwell Circle and being shown as the major portion of a 7.155 acre tract designated on a plat of the property of R. Alex Dukes prepared by C. O. Riddle, dated March 14, 1973, recorded in Plat Book 4Y 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 Maxwell Circle at the corner of property now or formerly belonging to Smith and running thence with the Smith property N. 43-08 E. 352.4 feet to an iron pin; thence S. 46-52 W. 209 feet to an iron pin; thence S. 52-46 E. 274 feet to an iron pin; thence N. 47-03 E. 200 feet more or less to an iron pin in the line of property now or formerly belonging to Mallie S. Cox; thence with Cox property N. 46-22 W. 1151 feet more or less to an iron pin; thence S. 23-56 W. 150 feet to an iron pin at the corner of property now or formerly belonging to Dill; thence with the Dill property S. 48-24 E. 184.1 feet to an iron pin at the corner of property now or formerly belonging to Dilling; thence with said property S. 29-12 E. 414.6 feet to an iron pin; thence S. 42-18 W. 342.8 feet to a point in Maxwell Circle; thence with said Circle S. 8-49 E. 30 feet to the point of beginning.

It is understood that the lien covering the first tract hereinabove described shall be a first mortgage and that the lien covering the second tract above described shall be junior to a mortgage to Richard Cox and Carolyn P. Cox, *

Together with all and singular the rights, members, hereincidents, 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 improvements 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.

***recorded in Mortgage Book 1272 at Page 684 in the R.M.C. Office for Greenville County.**

This is the same property conveyed to the mortgagor by deed recorded in Deed Book 972 at Page 646 in the R.M.C. Office for Greenville County.

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