FIRST PIRST PARTIES FOR A MILE STATE OF GREENVILLE

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Ŋ	Reid F. Duncan and Denise R. Duncan
)	(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:
GRE	HEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF NVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Sixteen Thousand
S	k Hundred and No/100ths (\$ 16,600.00)
Doll a pro	s, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain ission for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain
cond	ions), said note to be repaid with interest as the rate or rates therein specified in installments of One Hundred Thirty-
Ni mon of in	and 31/100ths(§ 139.31) Dollars each on the first day of each hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment crest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner to be due and payable. 25 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with cests and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagoe to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing 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 Mortgagoe, its successors and assigns, the following described real estate:

ALL those pieces, parcels or lots of land situate, lying and being on the Western side of Wilshire Drive in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lots Nos. 45, 46 and 47, of Block E on a plat entitled "Stone Estates", prepared by C. M. Furman, Jr., dated October, 1931 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book G at Page 292, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Wilshire Drive at the joint front corner of Lots Nos. 44 and 45 and running thence with the line of Lot No. 44 N. 78-38 W. 160 feet to an iron pin in the rear line of Lot No. 21; thence with the rear line of Lots Nos. 21, 22 and 23 N. 11-22 E. 75 feet to an iron pin at the joint rear corner of Lots Nos. 47 and 48; thence with the line of Lot No. 48 S. 78-38 E. 160 feet to an iron pin on the Western side of Wilshire Drive; thence with the Western side of Wilshire Drive S. 11-22 W. 75 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Gracie E. Owens dated September 27, 1977 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book /065 at Page 665 on September 27, 1977.

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