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MORTGAGEE'S ADDRESS: DUO-ENTERPRISES, c/o C.S. Mattox, Route 7,
Box 3391, Greer, South Carolina 29651
GREENVILLE S.C.

MORTGAGE OF REAL ESTATE
Office of Wyche, Burgess, Freeman & Parham, P.A., Greenville, S.C.

Mortgagee's Address: DONNIE S. TANNERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PURCHASE MONEY MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Duo-Enterprises, a general partnership (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, Mortgagor is well and truly indebted unto C.S. MATTOX and WILSON M. DILLARD (hereinafter referred to as Mortgagee) as evidenced by Mortgagor's promissory note of even date herewith (hereinafter referred to as the "note" secured hereby), the terms of which are incorporated herein by reference, in the amount of Fifty Eight Thousand Dollars (\$58,000.00) with interest thereon from date at the rate of twelve (12%) per centum per annum, said principal and interest to be repaid as follows:

Ten (10) equal annual installments of \$10,265.08, principal and interest, the first such payment being due on April 28, 1984, and each anniversary thereof.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Mimosa Drive and the eastern side of Beverly Lane, in the City of Greer, County of Greenville, State of South Carolina, and shown as the property of Lula Duncan Estate on a plat prepared by G. A. Wolfe, dated August, 1964, containing 5.25 acres, more or less, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Beverly Land at its intersection with Mimosa Drive and running thence with the center of said street, N. 28-33 E. 474.5 feet to a point; thence continuing with the center line of said street, N. 17-30 E. 264.1 feet to an iron pin; running thence S. 58-30 E. 802.8 feet to an iron pin on the western side of a 10 foot alley; running thence

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
APR 23 1984
23.20
P. 11218

