

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 982 PAGE 211

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Leatha D. Green

(hereinafter referred to as Mortgagor) is well and truly indebted unto

L. R. Duncan

(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 Hundred

Dollars (\$ 900.00) due and payable

Three (3) years after date hereof, with privilege of paying said sum, or any part thereof, at any time or times prior to maturity,

with interest thereon from date at the rate of six per centum per annum, to be paid: annually

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 of my undivided 1/12th interest in and to:

"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 new highway, formerly first Avenue, and being designated as lot number 7, and 9/10th of lot Number 6, in Block C, as shown on a plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book A at page 119, and described by metes and bounds, as follows:

BEGINNING at a point on said highway, at joint front corner of lots 7 and 8 in said Block C on said plat, and thence running back from said highway in a southeasterly direction along the joint line of said lots 150 feet to the rear corner of said lots; thence in a southwesternly direction, parallel to said highway, 95 feet to a point, which is 5 feet away from the joint corner of lots 5 and 6 on said plat; thence along a line parallel to the joint line between said lots 5 and 6, in a northwesternly direction, 150 feet to said highway; thence in a northeasternly direction along said highway 95 feet to the beginning corner.

My 1/12th undivided interest in and to the above described property was acquired by me through inheritance from the Estate of my father, R. T. Duncan, deceased.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 24 PAGE 318

SATISFIED AND CANCELLED OF RECORD
DAY OF July 1974
Bennie J. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:38 O'CLOCK P. M. NO. 78