

GREENVILLE

BOOK 1221 PAGE 633

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLARD M. FREE

(hereinafter referred to as Mortgagor) is well and truly indebted unto THOMAS E. DUNCAN and MARY W. 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 Eighteen Thousand and no/100 Dollars (\$ 18,000.00) due and payable \$156.80 per month beginning March 5, 1972, and a like amount each successive month until paid in full; mortgagor reserving the right of anticipating the entire balance or any part thereof, at any time, without penalty.

with interest thereon from date at the rate of 6 1/2% per centum per annum, to be paid: monthly.

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, on the west side of Brockman Street and the south side of West Poinsett Street in the City of Greer, Chick Springs Township, and being shown and designated as Lot no. 86 on a plat of the J. E. Brockman and J. B. Lancaster property prepared by H. S. Brockman, Registered Surveyor, dated December 20, 1928, and recorded in Plat Book _____, Page _____, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING on West Poinsett Street (formerly known as the National Highway), at the corner of Lot No. 85, and runs thence with the south side of said highway or Poinsett Street, S. 78-00 E. 70 feet to Brockman Street; thence with Brockman Street, S. 12-00 W., 175 feet to the corner of Lot No. 99; thence along the line of Lot No. 99, N. 78-00 W., 70 feet to the joint corner of Lots Nos. 86, 85, 99 and 100; thence along the line of Lot no. 85, N. 12-00 E., 175 feet to the beginning corner.

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.