

GREENVILLE CO. S. C.

Oct 6 3 40 PM '72

ELIZABETH RIDDLE
R.M.C.

BOOK 1252 PAGE 307

SOUTH CAROLINA

VA Form 26-4328 (Home Loan)
Revised August 1963. Use Optional
Section 1810, Title 38 U.S.C. Acceptable to Federal National Mortgage
Association.

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS: Wayne D. Duncan

Greenville, hereinafter called the Mortgagor, is indebted to

Thomas & Hill, Inc., a corporation organized and existing under the laws of West Virginia, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Seventeen Thousand Nine Hundred Fifty and No/100 Dollars (\$17,950.00), with interest from date at the rate of seven per centum (7 %) per annum until paid, said principal and interest being payable at the office of Thomas & Hill, Inc. in Charleston, West Virginia, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of One Hundred Nineteen and 55/100 Dollars (\$ 119.55), commencing on the first day of December, 1972, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of October, 2002.

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina;

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the northern side of Loraine Drive and being known and designated as Lot No. 19 on a plat of MEADOWBROOK FARMS Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book PP at Page 113 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Loraine Drive, joint front corner of Lots 19 and 20 and running thence with the common line of said Lots N.6-29 W. 144 feet to an iron pin; thence across the rear line of Lot No. 19 S.87-00 E. 78.7 feet to an iron pin on the western side of Sullivan Road; thence with the western side of said Road S.32-12 E. 147.3 feet to an iron pin at the western corner of the intersection of Sullivan Road and Loraine Drive; thence with the northern side of Loraine Drive S.83-00 W. 76.3 feet to an iron pin; thence continuing with said Drive S.85-45 W. 65.1 feet to an iron pin, the point of beginning.

The grantor(s) covenant(s) and agree(s) that should this security instrument or note secured hereby be determined ineligible for guaranty under the Servicemen's Readjustment Act within Thirty (30) days from the date hereof (written statement of any office or authorized agent of the Veterans Administration declining to guarantee said note and/or this security instrument being deemed conclusive proof of such ineligibility) the present holder of the note secured hereby or any subsequent holder thereof may, at its option, declare all notes secured hereby immediately due and payable.

The said parties of the first part hereby covenant and agree that this is a purchase money deed of trust/mortgage which is executed and delivered as security for the purchase money paid as consideration for the conveyance of the above described property.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

Mortgage Assigned to Prudential Savings Bank
Jersey City, New Jersey
Thomas & Hill, Inc.
1972 day of Oct 19 72. Assignment recorded
Vol. 1256 of R. E. Mortgages on Page 344
is 8th of Nov 19 72. # 13881