

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE S.C.
MAY 31 11 47 AM '83
DONNIE S. WILEY
R.M.C.

BOOK 1509 PAGE 209

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Terry C. Morgan

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

Twenty thousand five hundred and 00/100

Dollars (\$ 20,500.00) due and payable

ONE YEAR FROM DATE

with interest thereon from date at the rate of 10% per centum per annum, to be paid: annually

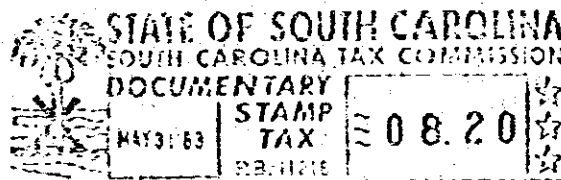
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 that certain, piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 4 on a plat of property of J.R. West, made by Thomas T. Linder, August 16, 1937 and recorded in the R.M.C. Office for Greenville County in Plat Book D at Page 268, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of West Avenue, joint corner of Lots Nos. 1 and 4 and running thence with the rear line of Lots Nos. 1, 2 and 3, S73-45W 184.5 feet to an iron pin; thence N14-45W 66 feet to an iron pin, joint corner of Lots Nos. 4 and 5; thence with the line of Lot No. 5 N73-45E 182.5 feet to an iron pin on the West side of West Avenue S16-15E 66 feet to the beginning corner.

THIS is a purchase money mortgage. This is the same property conveyed to the mortgagor by deed of Edna S. Duncan, D.A. Scarborough and Winfred Scarborough recorded of even date.



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4.00CD

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.