

WHEREAS, I, JOHN PREBTON GOLDSMITH, JR.,

hereinafter referred to as Mortgagor (is well and truly indebted unto) LEROY DUCKETT AND: RUTH DUCKETT

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are interpreted herein by reference, in the sum of Six Hundred and No/100

Dollars (\$600.00) due and payable

Thirty Dollars (\$30.00) on the first day of November, 1969 and Thirty Dollars (\$30.00) on the first day of each month thereafter until paid in full, payments to be applied first to interest and balance to principal,

with interest thereon from date At the rate of seven per centum per annum, to be paid, monthly with the full privilege of anticipation in whole or in part at any time.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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, Chick Springs Township, being Lot One (1) as shown on a Plat of portion of property of John P. Griffin, Estate dated August, 1961 by C. C. Jones, Civil Engineer and Revised for Lots December 8, 1961, the said Plat being noted in Plat Book YY, page 41, Office of the RMC for Greenville County and being more particularly described as follows:

BEGINNING at an iron pin joint corner of Lots 2 and 1 on Line of Lot 3, and running thence S. 48-52 W. 149.5 feet through an iron pin to a point in or along Worley Road; thence along or in Worley Road, S. 39-11 E. 70 feet to an iron pin; thence S. 86-24 E. 137.4 feet to an iron pin; thence N. 21-19 E. 125.8 feet to a point joint corner with Lot 3; thence N. 68-41 W. 122.8 feet to the point of beginning; subject to rights of way along Worley Street, and subject to an easement of ingress and egress of some twenty feet to property leased to Bob Jones University.

Being the same property conveyed to me by Walter Griffin, Trustee by deed recorded in the RMC Office for Greenville County in Deed Book 688, page 529.

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 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.