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MORTGAGE OF REAL ESTATE - Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

OLLE PARKS NORTH
R. H. O.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: BRUCE D. DUNCAN and RUTH M. DUNCAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto SAFE FEDERAL CREDIT UNION, Shaw Air Force Base, S. C.,

(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 -----SIX THOUSAND AND NO/100-----

-----Dollars (\$ 6,000.00) due and payable in 84 monthly installments of \$106.00 with final payment to be adjusted to conform to exact balance due, with first payment due January 1, 1970.

on the unpaid balance month
with interest thereon from date at the rate of one (1) per centum per ~~ANNUUM~~ ~~PER ANNUM~~

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, in Austin Township, being located on the southwestern side of lot leading from Simpsonville to Jonesville School and being known as Lots 3, 4, and 5, of the property of S. T. Holland as shown by plat thereof recorded in Plat Book W at page 103 in the RMC Office for Greenville County and having the following metes and bounds, to wit:

BEGINNING at an iron pin in the intersection of two roads and running thence with the westerly side of one road N. 48-26 W., 428 feet; thence S. 41-05 W., 231 feet; thence S. 36-20 E., 165 feet; thence N. 41-34 E., 192.8 feet; thence S. 48-26 E., 233 feet to a road; thence with said road N. 66-44 E., 81 feet to the beginning corner.

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.