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MORTGAGE OF REAL ESTATE-Offices of WILLIAMS & HENRY, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE SULED GREENVILLE GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Larry Of Duncan and Sharon P. Duncan nonnit S. TANKERSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. J. Cartee

(hereinaster referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in corporated herein by reference, in the sum of Five Thousand and No/100 (5,000.00) Dollars

in the following manner: Fifteen Hundred and No/100 (\$1,500.00) Dollars shall be paid on March 1, 1982 and \$99.12 (NInety-Nine and 12/100) Dollars shall be paid on April 1, 1982 and a like amount shall be paid on the same date of each succeeding month thereafter until paid in full; all payments to be applied first to interest with the balance if any, to principal; at the rate of 10% (ten)per centum per annum, to be paid:

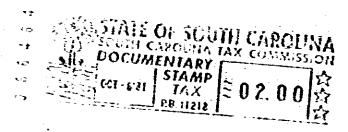
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, the Mortgagoe's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or bereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 7, as shown, on a Plat of Pinewood Estates by H. S. Brockman, Surveyor, dated November 7, 1958 and recorded in the R. M. C. Office for Greenville County in Plat Book MM, at Page 55, and having according to said Plat the following description, to-wit:

BEGINNING at an iron pin at the intersection of County Road and Pinewood Drive and running thence 90 feet with the line of the County Road to an iron pin at joint front corners of Lots 7 and 6; running thence 170 feet with the side line of Lot 6 to an iron pin at joint rear corners of Lots 6, 7 and 8; running thence 88.7 feet with the rear line of Lot 8 to an iron pin at joint rear corners of Lots 7 and 8 on Pinewood Drive; running thence 170 feet with the line of Pinewood Drive to the iron pin at intersection of Pinewood Drive and County Road, the point of beginning.

This being the same property conveyed to the Mortgagor's by deed of J. J. Cartee recorded herewith.



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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 is 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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