

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
MAY 25 2 12 PM '81
R.M.C.

MORTGAGE OF REAL ESTATE

VOL 1334 PAGE 539

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Marion E. Duncan and Charlean D. Duncan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Five Thousand Two Hundred Seventy-seven and 90/100-----
-----Dollars (\$ 5,277.90) due and payable

according to the terms of a note executed of even date herewith and incorporated herein by reference

~~with interest thereon from~~XX

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,

ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 101 of Sunny Slopes Subdivision, Section One, according to a plat prepared of said subdivision by C. O. Riddle, Surveyor, February 8, 1971, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R, at Page 3, to which said plat reference is craved for a more complete description.

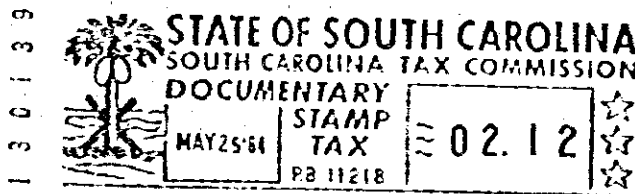
THE within property is conveyed subject to all easements, rights-of-way, protective covenants and zoning ordinances.

THE is the same property conveyed to the Mortgagors herein by deed of Jimmy Ray Brewer recorded in the RMC office for Greenville County in Deed Book 1027, Page 356 on November 28, 1975.

THE Mortgagors herein do hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of the property above-described, and that the property is free from all the encumbrances except a mortgage to Carolina Federal Savings and Loan (now Security Federal) recorded November 28, 1975, in the RMC Office for Greenville County in Mortgage Book 1354, page 670, having an original balance of \$21,600.00.

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C.D.D.
M.E.D.



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.