

BOOK

512

MORTGAGE OF REAL ESTATE—Office of Lova, Thurston & Elyse, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MORTGAGE
OCT 22 3 49 PM 1951

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James W. Duncan

(hereinafter referred to as Mortgagor) **OLLIE FARNSWORTH** **SEND(S) GREETING:**

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Travelers Rest, Travelers Rest, 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 Thirty-Five Hundred and No/100

DOLLARS (\$ 3500.00),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: one year after date, with interest thereon from date at the rate of Six (6%) per cent, per annum, to be computed and paid semi-annually in advance.

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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 Paris Mountain Township, on the Western side of the Keeler Bridge Road, known and designated as tract No. 1 of the property of J. W. Norwood, Jr., plat by W.J. Riddle, Surveyor, June 22, 1940, recorded in Plat Book J at Page 225, in the R.M.C. Office for Greenville County, same being a revised plat of part of the property of F. Jane Whitmire, and having the following metes and bounds, to-wit:

"BEGINNING at a point in the middle of the Keeler Bridge Road and running thence with said road, S. 34-20 E. 695 feet to a point in Keeler Bridge Road; thence continuing with said road, S. 20-35 E. 390 feet to a point in the Keeler Bridge Road; thence N. 83-40 W. 227 feet to a stone; thence S. 45-0 W. 242 feet to a persimmon tree; thence S. 2-25 W. 194 feet to a pine tree; thence S. 80-10 W. 405 feet to a stone; thence N. 0-10 W. 972 feet to a pine stump; thence N. 32-0 E. 500 feet to the point of beginning; and containing 15.2 acres, more or less. Being the same premises conveyed to the mortgagor by Mamie L. Lavender by deed recorded in Volume 416 at Page 243."

Paid Nov. 3 1951

James W. Duncan
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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.