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Bankers Trust of South Carolina, FILEO GREENVILLE CO. S. C. P. O. Box 603 Greenville, S. C. 29602

75 #4962

STATE OF SOUTH CAROLINA COUNTY OF Greenville

Dec 17 3 57 PH '78

MORTGAGE OF REAL ESTATE BONNIE S, TANKERSLEY ALL WHOM THESE PRESENTS MAT CONCERN: R.H.C.

We, Robert L. Duncan and Edith M. Duncan WHEREAS,

 $\frac{1}{76}$  (hereinafter referred to as Mortgagor) is well and truly indebted unto

BANKERS TRUST OF SOUTH CAROLINA, N.A.,

the (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-Seven thousand nine hundred seventy and 40/100 - - - - -- - Dollars (\$ 7,970.40 ) due and psymble

in sixty equal, consecutive monthly installments of \$132.84, beginning on the 15th day of January, 1977, and on the same day of each month thereafter, until paid in full

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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 of fixtures now or hereafter attached, connected, or fitted thereto in any manners 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 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.