

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 986 PAGE 137

FEB 12 12 39 PM 1935

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE B. WORTH
R.M.C.

WHEREAS, Mary E. Duncan and William O. Duncan

(hereinafter referred to as Mortgagor) is well and truly indebted unto American Oil Co.

(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 Three Thousand Three Hundred Eighty Two and 08/100

Dollars (\$ 3382.08) due and payable at the rate of 1 $\frac{1}{2}$ per gallon on all gasoline deliveries with the minimum monthly payment of \$70.46 for a maximum ~~xx~~ of 48 months

with interest thereon from date at the rate of _____ 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 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

To: Mary E. Duncan and William O. Duncan,
lying on the south side of U. S. Super. Hwy. No. 29, and being a small triangle cut out of Lot No. 7 as shown on Plat of property of W. Dennis Smith and H. J. Waters, said plat recorded in the office of R.M.C., Greenville County, Plat Book "Y" at page 69, and having the following courses and distances, to wit:

Beginning on a stake, joint corner of Lots Nos. 6 and 7 as shown on said Plat and on the south margin of the Right of Way of the said highway, and runs thence with the south margin of the said Right of Way, S. 75-46 W. 18 feet to and iron pin in the center of driveway, new corner; thence a new line, S. 5-26 E. 98.4 feet to a stake on the common line of Lots Nos. 6 and 7; thence with the said line, N. 4-40 E. 102.1 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 of all 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.