

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1246 PAGE 807

AUG 28 4 21 PM '72

MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Gene M. Duncan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Abrams, Bowen and Townes

(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 Two Thousand and no/100

----- Dollars (\$ 2,000.00) due and payable

on demand,

after demand

with interest thereon ~~to be paid~~ at the rate of seven per centum per annum, to be paid: on demand

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 PLACE, PARCEL OR LOT OF LAND WITH ALL IMPROVEMENTS THEREON, OR HEREAFTER CONSTRUCTED THEREON, SITING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF~~

ALL those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 49 and the front and western one-half of Lot No. 50 of San Souci Highlands according to a plat of the property recorded in the R. M. C. Office for Greenville County in Plat Book G, at page 126, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern intersection of Sunshine Street and Club Road and running thence along the northern side of Club Road, S. 68-30 E. 75 feet, more or less, to the corner of a lot now or formerly of Arflin; thence along the line of that lot N. 22-30 E. 50 feet to an iron pin in the line of Lot No. 49; thence along the line of Lot No. 49 S. 68-30 E. 78 feet, more or less, to an iron pin at the joint rear corner of Lot Nos. 49 and 50; thence along the rear line of Lot No. 49 N. 22-38 E. 50 feet to an iron pin the joint rear corner of Lot Nos. 48 and 49; thence along said line N. 58-30 W. 153 feet to an iron pin on the eastern side of Sunshine Street; thence along said street S. 22-30 W. 100 feet to the point of beginning.

Together with all and singular rights, members, herditaments, 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 filted 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.