

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, JOHN B. DUGGAN and NANCY F. DUGGAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto EDMUND H. E. CASS and FRANCES L. CASS

(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 Fifteen Thousand Seven Hundred Twenty-five and No/100 - - Dollars (\$15,725.00) due and payable

in three hundred (300) monthly installments of One Hundred Twenty-one and 57/100 (\$121.57) Dollars,

with interest thereon from Sept. 14, 1977 at the rate of eight (8%) per centum per annum, to be paid: monthly

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, on the west side of Chestnut Ridge on Paris Mountain, and being shown and designated as Parcel A and Parcel B on plat thereof prepared by C. O. Riddle, R.L.S., dated February 3, 1977, and recorded in the R. M. C. Office for Greenville County in Plat Book 6G at Page 82 and having, according to said plat, the following metes and bounds, to wit:

PARCEL A: BEGINNING at an iron pin at the southern corner of said lot and running thence N. 21-58 W. 316.6 feet to an iron pin; turning and running thence N. 68-30 E. 113.2 feet to an iron pin; turning and running thence N. 79-30 E. 139.1 feet to an iron pin; turning and running thence S. 25-58 E. 281 feet to an iron pin; turning and running thence S. 66-23 W. 242.65 feet to an iron pin at the joint corner with the northwestern corner of Parcel B; running thence with the common line of Parcel B, S. 66-23 W. 20.7 feet to an iron pin; continuing S. 66-23 W. 5.85 feet to the point of beginning, containing 1.81 acres more or less.

PARCEL B: BEGINNING at an iron pin on the western edge of Chestnut Ridge and running thence N. 84-38 W. 100.4 feet to an iron pin; turning and running thence N. 3-50 E. 591.35 feet to an iron pin; turning and running thence S. 77-11 W. 51.31 feet; turning and running thence S. 68-08 W. 65.22 feet; turning and running thence S. 52-01 W. 82.82 feet; turning and running thence N. 82-04 W. 54.06 feet; turning and running thence N. 5-15 W. 81.64 feet; turning and running thence N. 38-29 W. 69.07 feet to a corner which is the common boundary with Parcel A; turning and running thence with the common line of Parcel A, N. 66-23 E. 20.7 feet to an iron pin; turning and running S. 38-29 E. 69.73 feet; turning and running thence S. 5-15 E. 71.81 feet; turning and running thence S. 82-04 E. 29.7 feet; turning and running thence N. 52-01 E. 77.18 feet; turning and running thence N. 68-08 E. 69.64 feet; turning and running thence N. 77-11 E. 79.75 feet; turning and running S. 3-50 W. 608.2 feet to an iron pin; turning and running thence S. 84-38 E. 81.65 feet to an iron pin on the western edge of Chestnut Ridge; turning and running thence with the western edge of Chestnut Ridge S. 7-27 W. 20 feet to the point of beginning, containing .50 acres more or less.

This being a portion of Tract B shown on a plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book AA, Page 45, conveyed to the grantors herein by deed of Mary B. Langille, dated March 20, 1967, and recorded in the R. M. C. Office for Greenville County in Deed Book 815 at Page 581.

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.

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