

MORTGAGEE'S ADDRESS:

Rt. 2, Box 582  
Travelers Rest, S. C. 29690

BOOK 1433 PAGE 444

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Evelyn M. Duncan and <sup>CONNIE S. TINKERSLEY</sup> Randall C. Duncan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Vance E. Edwards

(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 -----

Five Thousand Five Hundred and No/100----- Dollars (\$ 5,500.00 ) due and payable

as per the terms of said note;

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 8 1/2% per centum per annum, to be paid: as per the terms of said note.

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:

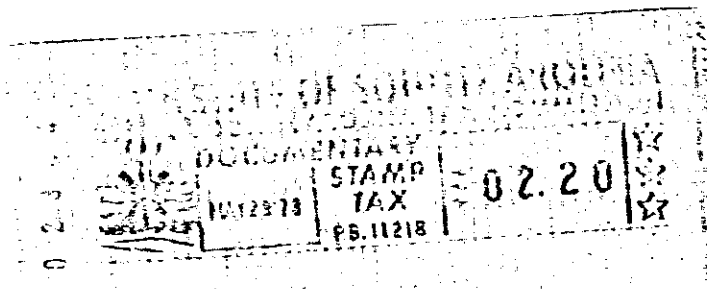
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Saluda Township, being known and designated as a portion of Tracts Nos. 3 and 4 of the Mountain Land as shown on plats made by G. A. Ellis in April 1938, and also shown as a 41.1-acre tract on plat of the "Property of Margaret B. Morgan Estate", prepared by W. R. Williams, Jr., Engineer/Surveyor #3979, dated March 6, 1978, and recorded in the RMC Office for Greenville County in Plats Book 6-P, Page 51, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a road at the corner of property now or formerly belonging to Williams, said point being the northeastern corner of the property herein described, and running thence with the Williams line S 11-43 W 1966.6 feet to an old stone at the corner of property now or formerly belonging to McFall; thence with the McFall line N 63-46 W 974.8 feet to an old iron pin at the corner of property now or formerly belonging to Dill; thence with the Dill line N 12-19 E 1584.3 feet to an old iron pin on the edge of the road; thence N 53-51 E 171.7 feet to a point in the center of said road; thence with the center of said road the following courses and distances: N 68-57 E 200 feet to a point; S 79-07 E 131.5 feet to a point; N 86-53 E 200 feet to a point; S 77-54 E 138.1 feet to a point; S 24-09 E 126.5 feet to a point; and S 54-28 E 116.8 feet to the point of beginning.

This being the identical property conveyed to the mortgagors herein by deed of Eugene Floyd Morgan, Jr.; Margaret Sharyn M. Lanier (formerly Margaret Sharyn Morgan); Evelyn Teresa M. Duncan (formerly Evelyn Teresa Morgan); Carla Joanna M. Morrison (formerly Carla Joanna Morgan); and Rufus Oliver Morgan, to be executed and recorded of even date herewith.

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

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