

Vol 1003 in 102

Mortgagee's address: P. O. Box 2348, Greenville, S.C. 29602

GREENVILLE CO. S. C.

First Mortgage on Real Estate

MAR 6 2 06 PM 1979

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM E. DUNCAN and DONNA C. DUNCAN-----

X&X

existing index X&X

~~laws of the State of~~

, (hereinafter referred to as Mortgagee)

SEND(S) GREETING:

WHEREAS, the Mortgagee is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note(s) of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Hundred Thousand and No/100-----

DOLLARS (\$ 100,000.00), with interest thereon as provided in said promissory note(s), said principal and interest to be paid therein stated, and

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable on March 1 -----, 19 89 .

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagee may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and to secure the performance of all covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagee to the Mortgagee in connection therewith, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee 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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being

ALL that piece, parcel or lot of land, together with all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina on the southern side of Augusta Road being shown as a portion of Lot 1 of Augusta Acres on plat recorded in the R.M.C. Office for Greenville County, State of South Carolina in Plat Book E at Page 227 and in Plat Book F at Page 23 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Lot No. 1 on the southwestern side of Augusta Road and running thence S. 21-35 W., 234.4 feet to a point; thence N. 71-01 W., 140 feet to an iron pin in the line of Lot No. 2; thence with the line of Lot No. 2 in a northeasterly direction 269.7 feet to a point on the southwestern side of Augusta Road; thence in a southeasterly direction with Augusta Road 110 feet to a point of beginning.

This is the same property conveyed to the mortgagees herein by deed of S. C. National Bank (as Trustee of the W. P. Kennedy, Sr. Family Trust, a revocable trust dated January 29, 1969, and as Executor of the Estate of W. P. Kennedy, Sr., deceased) recorded in the Greenville County R.M.C. Office in Deed Book 1034 at Page 700 on the 14th day of April, 1976.

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ALSO, All that piece, parcel or strip of land, together with all improvements thereon, located, lying and being in the City and County of Greenville, State of South Carolina, and being shown and designated as a portion of Lot No. 2 according to plat of Augusta Circle, prepared by C. M. Furman, recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 23 and also as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book E at Page 227, and having, the following metes and bounds, to-wit:

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4.000

BEGINNING at an iron pin on the southwestern side of Augusta Road at the joint front corner of Lots Nos. 1 and 2, said pin being 200 feet east from the southeastern corner of the intersection of Augusta Road and Augusta

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(SEE ATTACHED SCHEDULE)

**COMMERCIAL MORTGAGE**

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