

10 Chestnut Trail, Greenville  
MORTGAGE OF REAL ESTATE—Office of P. BRADLEY MORRAH, JR., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
MAR 5 12 08 PM '82  
DONNIE TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1565 PAGE 252

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, ARTHUR L. and GINNY V. DUCKETT

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. G. WILSON

(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 THIRTY EIGHT THOUSAND FIVE HUNDRED and NO/ONE HUNDREDTHS

-----Dollars (\$ 38,500.00 ) due and payable  
in equal monthly installments of \$298.49 on the first day of each month hereafter with the first payment due and owing April 1, 1982; with each payment to be applied first to interest, balance to principal, with the final payment to be due twenty (20) years from date.

with interest thereon from date at the rate of seven (7) per centum per annum, to be paid each and every month

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:

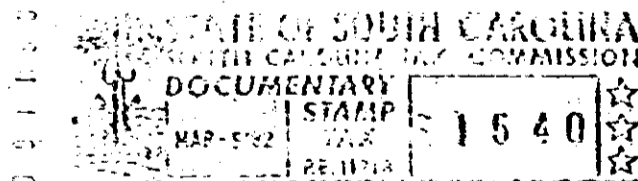
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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; Town of Simpsonville, being shown and designated as Lot 13 on plat of Section No. 1, Bellingham, recorded in RMC Office for Greenville County, S. C., in Plat Book "4N", at Page 22, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Abbotsford Drive, at joint front corner of Lots Nos. 12 and 13, and running thence with the joint lines of said lots, N 82-48-W, 150 feet to an iron pin; running thence N 7-12 E, 80 feet to an iron pin at joint rear corner of Lots Nos. 13 and 14; running thence with the joint lines of said lots, S 82-48 E, 150 feet to an iron pin on the westerly side of Abbotsford Drive; running thence with the westerly side of said Drive, S 7-12 W, 80 feet to the point of Beginning.

This is the same property conveyed unto the Grantors by deed of instant date from John L. and Janet N. Castles herein to be recorded in the RMC Office for Greenville County, S. C.

It is understood and agreed that this mortgage and the note which it secures, shall not be transferred to, assumed by, or assigned to any third party or parties and that any attempt to so transfer, assign or assume shall cause the same to become immediately due and payable.



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.

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