

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
SEP 25 4 29 PM '79  
DONNIE S. TANKERLEY  
R.H.C.

Vernon Duncan  
227 Cannon St.  
Bauer, D.C. 29651

MORTGAGE OF REAL ESTATE, 2005 1481 PAGE 946

BOOK 73 PAGE 349

WHEREAS, W. O. Fardin and Joann Fardin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Vernon Duncan

(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 \$6,600.00

Six Thousand Six Hundred

Dollars (\$ 6,600.00) and payable

with this certain lot or parcel with the improvements thereon, in said County and State of South Carolina, to-wit: Chick Springs Township, about one mile northwest of the City of Greer, and being a part of lot #1 on plat of S. T. Dill Estate, prepared by H. S. Brockman, Surveyor, dated 15th, 1959, and being the western portion of 1.46 acres lot on said plat, and the following courses and distances, to-wit:

BEGINNING at iron pin, old corner, on the Chandler line, and runs thence with said line, N 11-12 E 133 feet to iron pin on said line, joint corner of lots 1 and 2; thence with the common line of lots 1 and 2, S 68-30 E 361 feet to a point in the center of said road; thence with center of said road in a southerly direction to a point in center of said road on Earl Bright Estate line; thence with said line, N 68-30 to the beginning corner, containing about one acre, more or less.

This being the same property conveyed to the grantor by way of deed and being recorded in Greenville County R. M. C. Office September 25, 1979 Deed Book 1112

FEB 10 1980

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GREENVILLE CO. S. C.  
FEB 10 1980  
DONNIE S. TANKERLEY  
R.H.C.

*[Signature]*  
Paul Belton

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
TAX COMMISSION  
STAMP  
TAX  
\$2.64  
ES 11210

22692  
2-2-81  
*[Signature]*  
Charlie O. Walker

*[Signature]*  
Donnie S. Tankerley  
R.H.C.

paid in full  
*[Signature]*  
Vernon Duncan

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 heating 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 Mortgagee 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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