

U.S.L.—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, James R. Duncan and  
Martha C. Duncan

(hereinafter referred to as the Mortgagor)

WHEREAS, the Mortgagor is well and truly indebted to THE FIRST NATIONAL BANK AND LOAN ASSOCIATION, GREENVILLE, S. C. (hereinafter referred to as the Mortgagee) evidenced by the Mortgagor's promissory note of even date herewith, and herein by reference in the sum of Four Thousand and No/100

DOLLARS (\$4000.00), with interest thereon from date of the making thereof at the rate of five per centum per annum, said principal and interest to be repaid as follows:

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

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the amount paid 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 Mortgagee, and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the 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 Paris Mountain Township, on the North side of Patrol Club Road, and being known and designated as lot # 4 on plat of property of Walter P. Prince, et al prepared by R. E. Dalton, Engineer, November 1944, recorded in Plat Book 127 at Page 69, and having according to said plat the following notes and bearings, to-wit:

"BEGINNING at an iron pin on the Northern edge of Patrol Club Road at the Southeast corner of lot # 3, and running thence with the Eastern line of lot # 3, N. 18-47 W. 168 feet, more or less, to a point at the Northeast corner of lot # 3; thence N. 71-15 E. 215.3 feet to a point; thence S. 17-20 E. 129 feet to a point on the Northern edge of Patrol Club Road; thence S. 60-53 W. 216.4 feet to the beginning corner. Containing 0.73 acres, more or less, and being the same premises conveyed to James R. Duncan by Walter P. Prince and Elizabeth T. Prince by deed dated 14th of June, 1948, and recorded in Volume 390 at Page 419, the said James R. Duncan having conveyed a one-half interest in the above described property to Martha C. Duncan by deed to be recorded herewith."

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.