

FILED
GREENVILLE CO. S. C.
MAY 20 10 08 AM 1958

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES W. DUNCAN (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto L. E. Broome

(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 Two Thousand Four Hundred Ninety and 61/100 ----- DOLLARS (\$ 2,490.61),

with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid:

Three years from date, with interest thereon from date at the rate of six (6%) per cent, per annum, to be computed and paid semi-annually, until paid in full;

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, 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 Oneal Township, on the western side of the Buncombe Road 6 miles northwest from Greer, and near the Double Springs Baptist Church, bounded on the north by the lands of Lawrence Thompson, on the east by Buncombe Road, on the south by the Estate of Wash Lynn, on the west by D. H. Hannon, containing 72 acres, more or less, being shown as Tract No. 2 on plat of property of Louis Sherfesee, and having according to a more recent survey by Terry T. Dill the following metes and bounds to-wit:

BEGINNING at an iron pin in the center of the Buncombe Road at corner of property of L. E. Thompson, and running thence with the Thompson line S. 81-30 W. 2822 feet to an iron pin in line of Hannon Estate; thence with the line of Hannon Estate S. 27-00 W. 1820 feet to an iron pin; thence along the line of property of Clinton J. Lynn and George Lynn N. 67-50 E. 4023 feet to an iron pin in middle of Buncombe Road; thence with said Buncombe Road N. 19-0 W. 200 feet to an iron pin; thence continuing with center of said road N. 7-34 W. 346.7 feet to an iron pin, point of beginning.

Being the same property conveyed to the mortgagor by deed of F. C. Blackwell to be recorded herewith.

It is understood and agreed that this is a third mortgage, junior in lien to the mortgage of James W. Duncan to Independent Life & Accident Insurance Company in the amount of \$5,700.00, and to the second mortgage of James W. Duncan to Taylors Lumber Company, Inc., in the amount of \$1,301.05, both of even date 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.

For Assignment See R. & M. Book 826 Page 18

Paid in full, This 25 day of September, 1961.

- In Witness:
1. James C. Broome.
2. Nell M. Broome.
Dan G. M. Kinney.

SATISFIED AND CANCELLED OF RECORD
27 DAY OF Sept 1961
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 8:41 O'CLOCK A. M. NO. 8091.