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MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Virginia T. Duncan,
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto R. T. Dempsey

(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 Eleven Thousand Nine Hundred Thirty-Two and 84/100---------- DOLLARS ($ 11,932.84), with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid: One year from date

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,

in Gantt Township, being known and designated as Lots Nos. 17, 19, 26, 36, 37, 38, 39, 31, 32, 40, 41 and 14, 15 and 16 on Plat of property of E. P. Kerns recorded in Plat Book W, at page 17, R.M.C. Office for Greenville County; reference to said Plat is made for a metes and bounds description.

The above described property being the same conveyed to the Mortgagor by the Mortgagee by Deed of even date to be recorded herewith, and this Mortgage is given to secure the unpaid portion of the purchase price.

It is understood and agreed that the Mortgagee hereby agrees to release all of the lots mentioned above, except Lots Nos. 14, 15 and 16, upon the payment of $750.00 in cash for each lot. It is understood and agreed further by the Mortgagor and the Mortgagee that the Mortgagor intends to re-subdivide Lots Nos. 14, 15 and 16 into numerous lots and that after this re-subdivision the Mortgagee will then release each of the new lots upon the basis of $750.00 each.

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.

Lien Released By Sale Under Foreclosure 7th day of October A.D., 1960. See Judgment Roll No. N 10660.

MASTER

Attest: Ollie Farnsworth R.M.C. at 12:30 P.M. #7447