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Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

} SS:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Thomas E. Duncan and Esther P. Duncan

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, S. C. (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 Seven Thousand Four Hundred and no/100

DOLLARS (\$ 7,400.00), with interest thereon from date at the rate of six & one-half per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

December 1, 1975

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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 Bates Township, being a small portion of tract no. 3 on the plat of W. A. and Ford Batson being the northeastern most corner of said tract as shown on plat book P at page 143 and having, according thereto the following metes and bounds, to-wit:

Beginning at an iron pin in Batson Drive at the corner of lot no. 6 and running thence with said Drive S 5-37 W, 300 feet to an iron pin; thence S 18 W, 60 feet to an iron pin; thence N 81-40 W, 230 feet to an iron pin; thence N 5-30 E, 358.7 feet to an iron pin; thence along the property now or formerly of Pearl Hawkins S 81-40 E, 157 feet to an iron pin; thence S 82 E, 85 feet to the point of beginning, being the same conveyed to us in deed book 646 at page 520.

ALSO: All of that lot of land adjoining the above described as follows: Beginning at an iron pin on Batson Drive at the southern corner of the above described lot and running thence S 18 W, 29.8 feet to an iron pin; thence N 74 W, 226.9 feet to an iron pin; thence along the above described lot S 81-40 E, 230 feet to an iron pin and being the same conveyed to us in deed book 646 at page 520.