

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUL 29 09 AM 1965

MORTGAGE OF REAL ESTATE

CLERK OF COURT  
R.M.C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOSEPH C. DUNCAN, JR. and LOIS C. DUNCAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto HOMER STYLES

(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 Three Thousand and no/100 -----

Dollars (\$3000.00) due and payable at the rate of Ninety and no/100 (\$90.00) Dollars per month beginning July 16, 1965, and a like amount on the 16th day of each month thereafter until paid in full, payments to apply first to interest and balance to principal, mortgagors reserving the right of anticipating the entire balance or any part thereof at any time without penalty.

with interest thereon from date at the rate of Six per centum per annum, to be paid Monthly.

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, shown as Lot 124 on a plat of Heritage Hills recorded in Plat Book YY at page 187 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Beaufort Street at the joint front corner of Lots 124 and 125 and running thence with the line of Lot 125, S. 19-53 E., 165.5 feet to an iron pin in the rear line of Lot 134; thence with the line of Lots 134 and 135, S. 70-07 W., 105.0 feet to an iron pin at the joint rear corner of Lots 123 and 124; thence with the line of Lot 123, N. 19-53 W., 165.0 feet to an iron pin on the Southern side of Beaufort Street; thence with the Southern side of Beaufort Street, N. 70-07 E., 105.0 feet to the beginning corner.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

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 Mortgagor 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.

SATISFIED AND CANCELLED OF RECORD  
24  
Donnie B. Parker  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 10:51 O'CLOCK A.M. 11836

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 26 PAGE 844