GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA

COUNTY OF

APR 10 1 20 PM 1968

OLLIE FARNSWORTH
R.M.C.

BOOK 1089 PAGE 269

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM FRED DUNCAN, JR. and MILDRED L. DUNCAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto DORIS K. HOLLINGSWORTH

(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 Four Thousand Six Hundred Seventy-Three and 61/100---------- ----------Dollars ($4,673.61) due and payable

$50.00 per month commencing May 1, 1968, each payment to include interest and to continue on the 1st day of each and every month thereafter until paid in full.

with interest thereon from date at the rate of six per centum per annum, to be paid: annually

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

TRACT # 1 ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in Cleveland Township, Greenville County, South Carolina, on both sides of Jones Gap Road near River Falls on the waters of the Middle Saluda River, and having according to a plat of property of E. D. Going prepared by J. C. Hill February 14, 1953, and revised May 17, 1953 and September 13, 1954, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern Bank of the Middle Saluda River at the joint corner of property now or formerly of Bowen S. 28 W. 27 feet to a 24 inch beech near the Jones Gap Road; thence S. 28 W. 95 feet to a 3 prong bass; thence continuing along the Bowen property S. 8-50 W. 120 feet to a 30 inch poplar; thence S. 20-30 E. 103 feet to a 24 inch beech; thence N. 12-20 E. 262 feet to a nail cap in the middle of Jones Gap Road; thence along the center of said road S. 40 E. 82.3 feet to a point; thence along the line of property now or formerly of Varner N. 15-45 E. 103 feet, more or less, to a point on the North Bank of the Middle Saluda River; thence along the North Bank of said river 108 feet, more or less, to a point; thence crossing said river and running thence S. 28 W. 30 feet, more or less, to the point of beginning.

The Grantee herein is given the privilege of using the water which comes from a reservoir which was built by Mrs. H. T. Meeks together with all other rights to use of water and water facilities and/or the spring and stream supplying said water facilities.

TRACT # 2 ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in River Falls, Cleveland Township, Greenville County, South Carolina, with the following metes and bounds:

BEGINNING at an iron pin on the Southerly edge of Middle Saluda River; and running thance along the edge of Dr. Hugh Smith's private road N. 34-E. 60 feet to a pin in the Earl Benson line; thence N. 68-1/2 W. 1.80 chains to a pin; thence continuing with the Benson lines S. 25W. 60 feet to a point on the edge of the Middle Saluda River; thence down the said river S. 65-E 1.80 chains 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.

27751
June 17, 1970
at 4: o'clock.
Witness:
Thelma H. Pickens

Lien Released by Sale Under Foreclosure ___ day of ___ A.D., 19___. See Judgment Roll No. ___.

___
MASTER