



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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Witness, Albert Mills Duncan & Christine Epps Duncan Route 3 Sulphur Springs Road Greenville, S.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation 100 E. North Street Greenville, 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 Two thousand eighty eight dollars and no/100..... Dollars (\$ 2088.00) due and payable

Thirty six monthly payments of Fifty eight dollars (36 X 58.00)

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

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, and in Paris Mountain Township, and being known and designated as a part of Tract No. 2 of the property of Putman and Craft as shown on plat thereof made by W. J. Riddle and having, according to a new survey made by W. J. Riddle on February 20, 1950, the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of the Sulphur Springs Road at the corner of property now or formerly belonging to Herbert Farr, and running thence along the center of said Sulphur Springs Road, N. 22-39 E 200 feet to a point in the center of said road; thence still along the center of said Sulphur Springs Road, N. 21-51 E. 200 feet to an iron pin at the corner of property now or formerly belonging to W. L. Brown; thence along the line of the Brown property, S. 70-03 E 707.9 feet; more or less, to a stake at the corner of the tract heretofore conveyed to J. C. Duncan, et al; thence along the line of that property, S. 22-57 W 216 feet, more or less, to a stake in the line of Herbert Farr property; thence along the line of that property, N. 84-30 W. 735.1 feet to an iron pin at the beginning corner.

The above lot is shown as Lot No 1 on plat of the property of Albert M. Duncan and Christine E. Duncan and contains 4.50 acres, more or less.

Together with all and singular rights, members, hereditaments, 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 whatsoever lawfully claiming the same or any part thereof.