

MORTGAGE FILED
GREENVILLE, CO. S. C.

MAY 3 2 16 PM '71

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH

To ALL WHOM THESE PRESENTS MAY CONCERN: we, ROBERT S. DUNCAN and MARTHA ANN GILSTRAP DUNCAN

Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA NATIONAL MORTGAGE INVESTMENT CO., INC.

organized and existing under the laws of South Carolina, a corporation, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of SEVENTEEN THOUSAND NINE HUNDRED AND NO/100THS----- Dollars (\$ 17,900.00), with interest from date at the rate of seven per centum (. 7 %) per annum until paid, said principal and interest being payable at the office of Carolina National Mortgage Investment Co., Inc. in Charleston, S. C. or at such other place as the holder of the note may designate in writing, in monthly installments of One Hundred Nineteen and 21/100ths----- Dollars (\$ 119.21), commencing on the first day of June, 1971, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of May, XX 2001

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being on the Southern side of Greenway Court near the City of Greenville, State and County aforesaid, being known and designated as Lot No. 16 as shown on a plat of Collinwood Park, prepared by J.C.Hill, Engineer, dated October, 1962, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book CCC at page 27, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Greenway Court at the joint corner of Lots Nos. 16 and 17, and running thence with the lines of Lots Nos. 17 and 18 S. 13-0 W. 160 feet to an iron pin; thence with the lines of Lots Nos. 21 and 22 N. 77-0 W. 137.8 feet to an iron pin in the subdivision property line; thence with the said subdivision property line N. 29-40 E. 190.6 feet to an iron pin on the Southern side of Greenway Court; thence with the curve of the Southern side of Greenway Court, the chord of which is S. 76-45 E. 5.3 feet to an iron pin; thence continuing with the curve of the Southern side of Greenway Court, the chord of which is S. 19-0 E. 41.7 feet to an iron pin; thence still continuing with the curve of the Southern side of Greenway Court, the chord of which is S. 89-0 E. 43 feet to an iron pin; thence still continuing with the Southern side of Greenway Court S. 77-0 E. 25 feet to the point of beginning.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.