

FILED
GREENVILLE CO. S. C.

BOOK 1204 PAGE 219

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P. A., 207 PETTIGRU STREET, GREENVILLE, S. C. 29602

STATE OF SOUTH CAROLINA

AUG 27 9 54 AM '71

COUNTY OF GREENVILLE OLYE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

JOSEPH H. McCOMBS and JOHN O. PUCKETT

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

ROY M. DUCKWORTH and POLLY K. DUCKWORTH

(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

FIVE THOUSAND FIVE HUNDRED and no/100----- Dollars (\$ 5,500.00) due and payable

as provided in said Note

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 piece, parcel or tract of land, with buildings and improvements now or hereafter to be constructed thereon, situate, lying and being on the North-western side of White Horse Road in Bates Township, Greenville County, South Carolina, being shown and designated as property of Roy M. Duckworth on a plat of the property of Alexander Edwards, dated March 28, 1969, prepared by Dalton & Neves, Engineers, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwestern side of White Horse Road at the common corner of property of Alexander Edwards, thence N. 55-00 W., 268.7 feet to an iron pin; thence N. 25-45 E., 200.0 feet to an iron pin; thence N. 55-00 W., 700.0 feet to an iron pin; thence S. 25-45 W., 930.0 feet to an iron pin at the Southeastern intersection of a county road and a 30 foot drive way; thence with said county road, crossing said drive way, N. 64-13 W., 30 feet to an iron pin on the Western side of said drive way; thence along the Western side of said drive way, N. 25-45 E., 392.0 feet to an iron pin in the center of the right of way of the Greenville Water Works; thence along the center of said right of way, N. 34-38 W., 328.8 feet to an iron pin; thence N. 22-49 E., 74.0 feet to a poplar; thence N. 33-46 E., 171.4 feet to an iron pin; thence N. 32-51 E., 245.0 feet to a stake; thence N. 80-13 E., 213.0 feet to a stake; thence S. 54-40 E., 127.0 feet to a stake; thence N. 87-36 E., 81.6 feet to a stake; thence N. 77-44 E., 138.0 feet to a stake; thence S. 70-11 E., 199.7 feet to a stake; thence S. 42-02 E., 171.0 feet to a stake; thence S. 26-45 E., 151.4 feet to a stake; thence S. 49-49 E., 92.4 feet to a stake; thence S. 55-29 E., 207.4 feet to an iron pin on the Northwestern side of White Horse Road; thence along said road, S. 28-52 W., 380.0 feet to a point; thence S. 35-13 W., 95.0 feet to an iron pin, the beginning corner.

The Mortgagors expressly reserve the right to have released from the lien of this mortgage in due form of law upon demand to the Mortgagees the above described property as follows, to wit: For each \$500.00 of principal paid, one additional acre of said property shall be released, provided that the lots fronting on White Horse Road shall be the last to be released.

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 whomsoever lawfully claiming the same or any part thereof.