

FILED
GREENVILLE CO. S. C.

BOOK 1210 PAGE 368

OCT 18 1 41 PM '71

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: FRANCIS L. DUNCAN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto EUNICE H. DAWSON

(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 Five Hundred and No/100 ----- DOLLARS (\$ 2,500.00),
with interest thereon from date at the rate of ----- per centum per annum; said principal and interest to be repaid:

in monthly installments of \$50.00 each, beginning October 1, 1971
and like payment due each month thereafter until paid in full,

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, being known and designated as Lots no. 6 & 7, S.C. Highway no. 20, as shown on a plat of Section I, Carolina Court, dated September 1953, prepared by Dalton & Neves, Engineers, recorded in the RMC Office for Greenville County in Plat Book EE at page 44, and having according to said plat the following metes and bounds, to-wit:

BEGINNING on S.C. Highway no. 20, (formerly U.S. Highway no. 29) at an iron pin at the joint front corner of Lots no. 5 & 6, and running thence 150.13 feet more or less with the line of said Highway to an iron pin at the joint front corner of Lots no. 7 & 8; thence 224.4 feet with the side line of Lot no. 8 to an iron pin at the joint corner of Lots no. 7, 8 and 84; running thence 150 feet with the side line of Lot no. 84 to an iron pin at the joint corner of Lots no. 5, 6, and 84; thence 218.3 feet with the side line of Lot no. 5 & 6 on S.C. Highway no. 20, the point of beginning.

This is the same property conveyed to Mortgagor by deed of Mortgagee to be recorded herewith.

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 any other equipment or 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.