

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM McB. WOOD and NANCY C. WOOD

(hereinafter referred to as Mortgagor) is well and truly indebted unto D. VINCENT DUNCAN

(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

Eight Thousand and no/100ths-----Dollars (\$ 8,000.00) due and payable at the rate of \$128.72 per month, beginning October 1, 1974, and each month thereafter for 84 months

with interest thereon from date at the rate of nine 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 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, in the Lake Lanier Subdivision, Glassy Mountain Township, State and County aforesaid, lying, being, and situate on the West side of East Lake Shore Drive and being more particularly described as follows:

BEGINNING at an iron pin on the West side of East Lake Shore Drive (said iron pin bearing S 26-21 W. 45.3 feet from the front corner of lot 139 and lot 140) and running thence along the edge of East Lake Shore Drive, S. 49-09 E. 24.5 feet to an iron pin; thence, S. 45-25 W. 23 feet to an iron pin at the edge of the waters of Lake Lanier; thence along the edge of the waters of Lake Lanier, N. 44-59 W. 25.8 feet to an iron pin; thence, N. 48-56 E. 22 feet to an iron pin, being the point of beginning. For a more particular description reference is hereby made to plat made for Tryon Development Company by George Kershaw, C. E. dated 1925 and duly recorded in the R.M.C. Office for Greenville County also reference is made to plat made for Lanier Realty Company by J. Q. Bruce, Reg. Sur. dated July 15, 1958.



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.