

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1974 2 15 1974

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, W. Arnold Duncan and Genell A. Duncan,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fred Gosnell, his heirs and assigns forever,

(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 **Four-Thousand Two-Hundred and no/00**

Dollars (\$ 4,200.00) due and payable in monthly installments of \$100.00 each, said payments beginning November 20, 1974, and continuing each month thereafter until full purchase price and interest are paid in full,

with interest thereon from date at the rate of 6% 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 Mortgagee'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 Mortgagee in hand well and truly paid by the Mortgagor 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, lying, being and situate on the

South side of a County Road, near Oneal, in Oneal Township, County and State aforesaid, containing 1.72 acres, more or less, and having the following courses and distances, to-wit:

BEGINNING on a nail and cap in the center of said road, joint corner of the W. Harold Duncan lot, and runs thence with the Duncan line S. 10-25 W. 608 feet to an iron pin on the Thomas Walter Willoman line, thence with the said Willoman line S. 67-56 E. 122 feet to an iron pin, thence N. 10-25 E. 643.5 feet to a nail and cap in said road (iron pin back of line at 21 feet,) thence with the said road N. 84-50 W. 120 feet to the beginning point.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

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