

MORTGAGE OF REAL ESTATE—Offices of ^{FILED} ~~Leatherwood, Walker, Todd & Mann~~, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 21 2 24 PM '77
S. C. DEPT. OF REVENUE
RECORDS

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

BOOK 1331 PAGE 776

WHEREAS, Bobbie G. Duncan and Bobby Joe Duncan

(hereinafter referred to as Mortgagor) is well and truly indebted unto James W. Edwards and Mattie Louise Edwards

(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/100ths-----

Dollars (\$ 2,500.00) due and payable

in three equal annual installments commencing one year from date

with interest thereon from _____ date _____ at the rate of six _____ per centum per annum, to be paid: annually

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, the Mortgagee's heirs, 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 and lying and being in Bates Township and having, according to a plat prepared by Walter L. Davis on March 12, 1974, the following metes and bounds, to-wit:

BEGINNING at a point in the center of McCauley Road at the joint front corner of property conveyed herein and property now or formerly belonging to Thackson and running thence with the line of property now or formerly belonging to Thackson, N. 13-15 W. 142.5 feet to an iron pin in the line of property now or formerly belonging to Clarence Roe; thence with the line of property of Roe, N. 79-30 E. 645.48 feet to an iron pin in property now or formerly belonging to Annie Few; thence with line of property now or formerly belonging to Annie Few, S. 52-45 E. 63 feet to a point in the center of McCauley Road; thence with the center of the right of way of McCauley Road, S. 71-30 W. 687.7 feet to the point of beginning and containing 1.46 acres more or less.



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 whomsoever lawfully claiming the same or any part thereof.

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