

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
AUG 30 12 21 PM '31
DONNIE S. TANKERSLEY
REC.

1931 - 31

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, BRUCE R. DUNCAN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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 TEN THOUSAND TWO HUNDRED SIXTY THREE (\$10,263.00) Dollars (\$10,263.00) due and payable

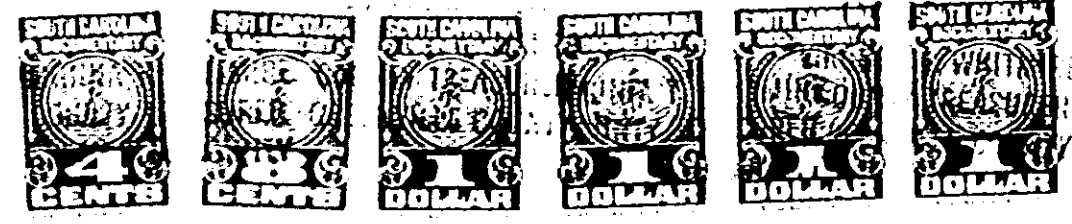
with interest thereon from date at the rate of 9 per centum per annum, to be paid: MONTHLY

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, on the northwesterly side of a county road, containing 25.35 acres, more or less, of property of Bruce Duncan prepared by Terry T. Dill, dated September 15, 1927, and recorded in the SC Office for Greenville County, S.C., in Plat Book 288, page 468, and having according to said plat the following corners and bounds, to-wit: BEGINNING at an iron pin in the center of county road, said pin being the joint corner of property of grantor and property now or formerly belonging to Robert E. Harbert and running thence with the Harbert line N. 64-15 W. 90 feet to an iron pin; thence continuing with the Harbert line N. 28-15 E. 115 feet to an iron pin; thence continuing with the Harbert line N. 17-32 E. 292 feet to an iron pin; corner of property of grantor and property now or formerly belonging to Robert E. Harbert and George Smith; thence N. 65-41 W. 125 feet to an iron pin; thence N. 17-11 E. 219.2 feet to an iron pin; thence N. 54-00 E. 794 feet to an iron pin; joint corner of property of W.C. Henson and Beatrice Henson and property now or formerly owned by Stanley R. Guest and Fred Ash; thence with property line of Guest S. 42-20 W. 1, 186 feet to an iron pin in center of creek; thence with center of creek as property line the traverse line being N. 44-00 W. 132 feet to an iron pin; thence N. 72-50 W. 110 feet to an iron pin; thence N. 34-115 W. 130 feet to an iron pin; thence N. 60-11 W. 95 feet to an iron pin; thence S. 87-27 W. 100 feet to an iron pin; thence N. 34-54 E. 99 feet to an iron pin; thence N. 79-12 W. 160 feet to an iron pin; thence N. 34-53 W. 170 feet to an iron pin; thence N. 76-04 W. 90 feet to an iron pin; thence N. 83-30 W. 478 feet to an iron pin; thence S. 25-30 W. 298 feet to an iron pin in center of county road; thence with center of county road N. 07-13 W. 12.5 feet to an iron pin, the point of beginning



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Together with all and singular rights, members, herditaments, 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 filled 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.

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