

J. L. Duncan
Route 4, Box 582
Travelers Rest, S. C. 29690

1416 892

State of South Carolina
County of Pickens GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Rodney J. Lee and Faye W. Lee

SEND GREETINGS:

Whereas, we the said Rodney J. Lee and Faye W. Lee
in and by our certain promissory note in writing, of even date with these presents, am (are) well and truly indebted to
J. L. Duncan
in the full and just sum of Sixteen Thousand Four Hundred and no/100 ----- Dollars,
(\$16,400.00) payable with interest at the rate of five per cent (5%) per annum, to be repaid
in monthly installments of One Hundred Fifty-One and 69/100 Dollars (\$151.69) beginning
January 25, 1978, and to continue on the 25th day of each month thereafter until the balance,
principal and interest, is paid in full, said monthly payment to be applied first to the
payment of interest computed monthly on the unpaid balance and then to payment of principal,

~~with interest thereon from~~ ~~the date hereof~~ ~~until paid in full~~ until paid in full; all interest not paid when due to bear interest at same rate as principal; and if
~~any portion of principal or interest be at any time past due and unpaid~~ any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become
immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; said note further provid-
ing for an attorney's fee of ten per cent, besides all costs and expenses of collection, to be added to the amount due on said note
and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part
thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and
by the said note, reference being thereunto had, will more fully appear. No pre-payment penalty will be assessed
against additional payments on principal provided, however, that any additional payments on
principal shall be made in increments of \$1,000.00.

NOW, KNOW ALL MEN, That we the said Rodney J. Lee and Faye W. Lee
in consideration of the said debt and sum of money
aforesaid, and for the better securing the payment thereof to the said J. L. Duncan
according to the terms of the said note, and also in consideration of the further
sum of Three Dollars, to us the said Rodney J. Lee and Faye W. Lee
in hand and truly paid by the said J. L. Duncan
at and before the signing of these Presents, the receipts whereof is hereby acknowledged, have granted, bargained, sold and
released, and by these Presents do grant, bargain, sell and release unto the said J. L. Duncan, his heirs
and assigns:

All that piece, parcel or tract of land situate, lying and being in the
State of South Carolina, County of Greenville, in Bates Township,
containing six and five hundred and eighty-three one-hundredths (6.583)
acres, more or less, and being bounded on the North by lands of Rufus
Foxworth, on the East by other lands of J. L. Duncan, on the South by
Settlement Road and on the Southwest and West by lands of Batson, and
being more particularly described according to plat of John C. Smith,
Surveyor, dated November 18, 1977, as follows, to-wit:
BEGINNING at a nail cap in Settlement Road (the Southeast corner of the
tract herein mortgaged) and running thence with the center of Settlement
Road South 43-13 West 279.6 feet to a nail cap; thence continuing with
the center of said road South 36-34 West 100 feet to a nail cap; thence
leaving said road and running along lands of Batson North 81-43 West
203.15 feet to an iron pin; thence continuing along lands of Batson
North 19-19 West 570.2 feet to an iron pin; thence along lands of Foxworth
North 74-48 East 500.3 feet to an iron pin; thence along other lands of
Duncan South 20-51 East 443.7 feet to the BEGINNING corner.

This the the same property conveyed to Rodney J. Lee and Faye W. Lee by
deed of even date herewith and to be recorded simultaneously herewith
in the office of the R. M. C. for Greenville County, South Carolina.

5.0001

4328 RV.2