



STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Anthony L. and Janice T. Duncan  
hereinafter referred to as Mortgagor, is well and truly indebted unto

Southern Discount Co., Inc. (W.F. Carter, Trustee)

hereinafter referred to as Mortgagee, as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-  
corporated herein by reference, in the sum of

FOUR THOUSAND THREE HUNDRED TWENTY & 00/100 Dollars (\$ 4320.00 ) due and payable

*Amount Due \$ 3,224.69*

with interest thereon from date at the rate of 20.10 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 and other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his ac-  
count 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, bar-  
gained, 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

All that piece, parcel or lot of land situate, lying and being in Greenville  
County, South Carolina, being shown and designated as Lot 384, Section Two,  
"Subdivision for Abney Mills, Brandon Plant, Greenville, S.C.", on a plat  
prepared by Dalton & Neves, February 1959, recorded in Plat Book QQ, at Pages  
56-59, and according to said plat, having the following metes and bounds, to-wit:  
Beginning at an iron pin on the southwesterly side of Perrin Street at the  
joint front corner of Lots 384 and 385 and running thence S. 42-56 W. 95 feet  
to an iron pin; thence S. 87-15 W. 60 feet to an iron pin; thence N. 16-56 W.  
54.8 feet to an iron pin; thence N. 47-40 E. 96 feet to curve (the chord of which  
is N. 89-42 E. ) 22 feet to an iron pin on Perrin Street; thence with Perrin Street,  
S. 47-04 E. 64.9 feet to the point of beginning.  
This conveyance is subject to all restrictions, set back lines, roadways,  
easements and right-of-way, if any, appearing of record, on the premises or  
on the recorded plat, which affect the property hereinabove described.

DERIVATION CLAUSE: House Rentals, Inc. Deed Dated: 4-22-76

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-  
pertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and light-  
ing 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 encum-  
brances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises un-  
to the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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