

X

SECOND
XRM Mortgage on Real Estate

DONNIE S. TANKERSLEY
R.M.C.
FILED
MORTGAGE
MAR 14 1979
AM PM
7 8 9 10 11 12 1 2 3 4 5 6

Box 1268, Uville, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. Ligon Duncan and

Shirley L. Duncan (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Twenty-two thousand, one hundred forty-seven and 20/100----- DOLLARS

(\$ 22,147.20), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is Five (5) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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,

All that piece, parcel or lot of land situate, lying and being on the Western side of McDaniel Ave., in the City of Greenville, County of Greenville, State of SC and known and designated as Lot No. 30, of a subdivision known as property of W. C. McDaniel as shown on plat which is recorded in the RMC office for Greenville County in Plat Book F. at page 186 and according to said plat has the following metes and bounds to-wit:

BEGINNING at an iron pin on the Western side of McDaniel Ave. with the joint front corner of lot No. 30 and the Donaldson property and; running thence with the Western side of McDaniel Ave. S. 9-35 W. 100.5 feet to an iron pin at the corner of lots nos. 29 and 30 and running thence N. 89-0 W. 225.4 to an iron pin; running thence N. 5-08 E. 209.66 to an iron pin on the Donaldson Line; running thence with that line S 63-02 E. 251 feet to an iron pin point of beginning.

THIS being the identical property conveyed to the Grantor herein Hazael G. Taylor (daughter) by deed recorded in the RMC Office for Greenville County in Deed Book 994 page 482.

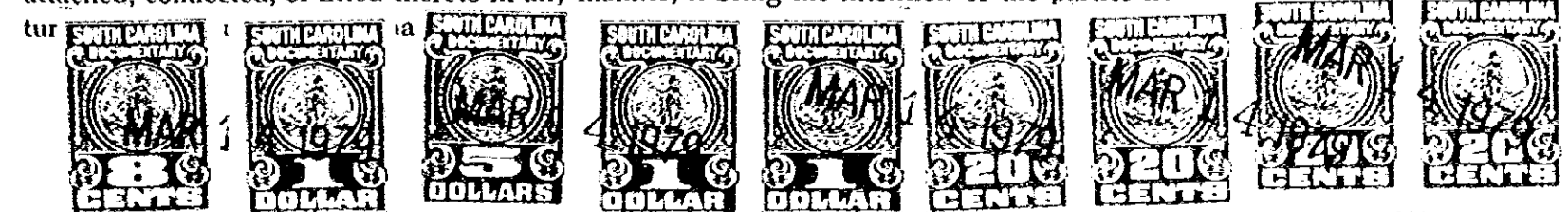
ALSO: ALL THAT PIECE, parcel or lot of land situate, lying and being on the western side of McDaniel Ave., a portion of lot No. 10, of the property of T.Q. Donaldson as shown on plat recorded in the RMC Office for Greenville County in Plat Book I, at page 26, also shown as Lot No 10-A of property of Miriam W. Pickell as shown on plat recorded in the RMC Office for Greenville County in Plat Book X at page 198 and according to said latter plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of McDaniel Ave at the joint corner of this property and other property of Taylor and; running thence N. 63-19 W. 79 feet to an iron pin in the line of lot No. 10, running thence with Lot No. 10 S. 81-00 E. 75.2 feet to an iron pin on the Western side of McDaniel Ave; running thence with the Western side of said Ave S. 9-0 W. 24 feet to an iron pin point of beginning.

THIS BEING the identical property conveyed to the grantors herein John Stuart Taylor, Jr. and Jane Taylor Arrington by deed recorded in the RMC Office for Greenville County in deed book 414 at page 233. SEE ESTAE FILE of Hazael G. Taylor, Apt 1366, file No. 6 and estate file of John S. Taylor.

This is the same property conveyed by deed of Hazael G. Taylor, John Stuart Taylor, Jr. and Jane Taylor Arrington dated 8/1/75, recorded 8/4/75 in volume 1022 page 195.

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



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