

MORTGAGEE'S ADD:

40 AGNES TRIP
RT. 3
TRAVELERS REST & C. 29670
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE 007 S.C.

MAY 25 9 41 AM '79

VOL 1467 PAGE 640

DONNIE S. TANKERSLEY }
R.H.C. } TO ALL WHOM THESE PRESENTS MAY CONCERN:
MORTGAGE OF REAL ESTATE

WHEREAS, We, Randall Charles Duncan and Evelyn Morgan Duncan,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bernice T. Lindsey,

(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 Forty-Eight Thousand Nine Hundred and No/100-----

----- Dollars (\$ 48,900.00-) due and payable in monthly payments of Four Hundred Thirty-Nine and 97/100 (\$439.97) Dollars beginning on June 24, 1979 and a like sum on the same day of each month thereafter,

with interest thereon from May 24, 1979 at the rate of Nine (9%) per centum per annum, to be paid: Monthly, until paid in full; all interest not paid when due to bear interest at same rate as principal.

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:

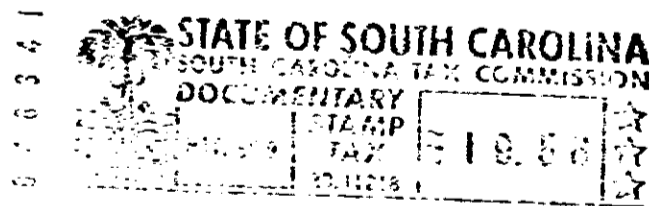
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being on the northwestern side of a County Road, being known and designated as Lots 1, 2 and 3 of Mountain Crest Estates, on a plat thereof made by Thomas E. Yound, Sr., April 4, 1963, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY, at Page 135, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of a County Road at the joint front corner of Lot No. 3 and Property of Others and running thence N 31-31 E 493 feet to an iron pin; thence along the common line of Lot No. 1 and Property of Others S 73-42 E, 190 feet to an iron pin on the western side of said County Road, thence along the western side of said County Road and following the curve thereof, the chord of which is S 42-52 W, 520 feet to the point of beginning.

THIS conveyance is made subject to restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above-described property.

THIS is the same property conveyed unto the Mortgagors by deed of Bernice T. Lindsey executed and recorded of even date herewith.

GCTO ----- MW25 79 1920



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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