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GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

Law Offices of Brissey, Lathan, Fayssoux, Smith and Barbare, P.A.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Thomas E. Duncan and Esther P. 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 Eight thousand six hundred eighty four and 40/100--Dollars ($8,684.40) due and payable

according to the terms thereof, said note being incorporated herein by reference

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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, in Bates Township, known as Lot 10 on plat of Property of Montevideo, Section 2, recorded in Plat Book MM at page 125, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Echo Lane at the corner of Lot 9 and running thence N. 68-39 W. 164.7 feet to an iron pin; thence S. 20-30 W. 100 feet to an iron pin; thence S. 68-42 E. 163.9 feet to an iron pin on said lane; thence N. 21-03 E. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed from George Peterson dated February 17, 1962 and recorded in the RMC Office for Greenville County in Deed Book 692 at page 455.

The mortgagee's address is: PO Box 544, Travelers Rest, SC 29690

STATE OF SOUTH CAROLINA [illegible] 03.48

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[illegible] the same belonging or in any way incident or appertaining, and all of the [illegible] and lighting fixtures now or hereafter attached, connected or fitted thereto in any manner; it being the intention [illegible] 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 [illegible] 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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