

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE FILED
SEP 25 4 29 PM '79
SOUTH CAROLINA
REGISTERED
R.M.C.

Vernon Duncan
227 Cannon St.
Greer, S.C. 29651

MORTGAGE OF REAL ESTATE BOOK 1481 PAGE 946
TO WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. O. Hardin and Joann Hardin

(hereinafter referred to as Mortgagor) is well and truly indebted unto Vernon Duncan

(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 \$6,600.00

Six Thousand Six Hundred

Dollars \$ 6,600.00 due and payable

within one year; monthly payments of \$125.00; first payment due November 5, 1979

and each month thereafter.

with interest thereon from Sept. 25, 1979 at the rate of 10% per centum per annum, to be paid:

monthly payments of \$125.00 per month, with option to renew.

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:

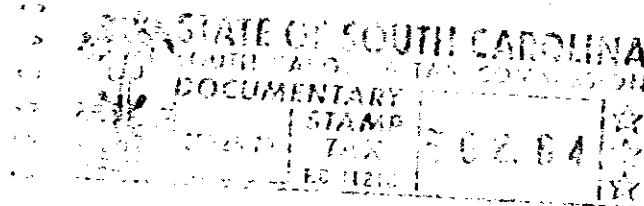
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

That certain lot of land with the improvements thereon, in said County and State Chick Springs Township, about one mile northwest of the City of Greer, and being a part of lot #1 on plat of S. T. Dill Estate, prepared by H. S. Brockman, Surveyor, May 10th, 1959, and being the western portion of 1.46 acres lot on said plat, and having the following courses and distances, to wit:

BEGINNING at iron pin, old corner, on the Chandler line, and runs thence with said line, N 11-12 E 133 feet to iron pin on said line, joint corner of lots 1 and 2; thence with the common line of lots 1 and 2, S 68-30 E 361 feet to a point in the center of said road; thence with center of said road in a southerly direction to a point in center of said road on Earl Bright Estate line; thence with said line, N 68-30 to the beginning corner, containing about one acre, more or less.

This being the same property conveyed to the grantor by way of deed and being recorded in Greenville County R. M. C. Office September 25, 1979 Deed Book 1112 Page 210



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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