

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED MORTGAGE OF REAL ESTATE  
GREENVILLE, S.C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

1980 JUN 10 PM '80

WHEREAS, TALMADGE I. DUNCAN

SON OF JAMES W. DUNCAN  
H.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER

(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

---FIFTEEN THOUSAND AND NO/100----- Dollars (\$15,000.00) due and payable

in 180 monthly installments of principal and interest of \$189.80 each beginning June 22, 1980, which if not paid sooner, the final payment shall be due May 22, 1995.

with interest thereon from date at the rate of 13% per centum per annum, to be paid: as stated above.

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, O'Neal Township, near O'Neal, and lying on the southeast side of the road that leads from O'Neal to Berry's Mill, and being a part of the same land that was conveyed to me by Deed from Jessie J. Bramlett, September 27, 1951, recorded in the R.M.C. Office for Greenville County in Deed Book 443 at Page 264 and having the following courses and distances, to-wit: BEGINNING on a nail in the said road, joint corner of the O'Neal Church of God lot, and runs thence with the line of the said lot, S. 47-20 E. 254 feet to an iron pin on the said line (there is also an iron pin on the bank of the road at 26 feet); thence a new line S. 63-09 W. 125.4 feet to an iron pin; thence N. 37-45 W. 217 feet to a nail and cap in the said road (iron pin back on line at 25 feet); thence with the said road, N. 45-15 E. 82 feet to the beginning corner, containing Fifty Five One-Hundredths (0.55) of one acre, more or less.

And also being ALL that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township being shown and designated as 0.17 acres as shown on a plat of property of Talmadge I. Duncan, being prepared by Terry T. Dill on April 8, 1980, to be recorded herewith and according to said plat as having the following metes and bounds, to-wit:

BEGINNING at a point in Berry's Mill Road and running thence along the boundary of Talmadge I. Duncan property, S. 37-35 E. 217 feet to an iron pin; thence S. 63-35 W. 35.3 feet to an iron pin; thence N. 37-35 W. 207 feet to a point in the center of Berry's Mill Road, that is 233 feet from Camp Road, thence along the center of Berry's Mill Road N. 46-55 E. 35 feet to the beginning corner and containing according to said plat 0.17 acres.

This conveyance is subject to the rights of way of the public along Berry's Mill Road.

This conveyance is also subject to all restrictions, zoning ordinances, set back lines, roadways, easements, rights-of-way of record, if any, affecting the above described property.

DERIVATION: See Deed from I.E. Duncan and Nora Duncan to Talmadge I. Duncan dated April 17, 1980 and recorded in Book 1124, Page 293.

SC 11-121

4.15CT

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 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 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.

0725

4328 RV-2

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
JUN 10 1980