

RECORDER: Please mail to BANK OF TRAVELERS REST, P. O. Box 485, Travelers Rest
South Carolina, 29690

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

NOV 22 3 43 AM '80

WANNERSLEY MORTGAGE OF REAL ESTATE
R.M.C.

1501-514

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WAYNE D. DUNCAN and JANE H. DUNCAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE BANK OF TRAVELERS REST
Post Office Box 485
Travelers Rest, South Carolina 29690

(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

SEVEN THOUSAND, FIVE HUNDRED AND 00/100----- Dollars (\$ 7,500.00) due and payable

in 96 equal monthly payments of \$134.59, beginning November 15, 1980 and
continuing on the 15th of each month thereafter until paid in full. Each
payment shall be first applied to the interest accrued (as is hereinafter
set forth) and the balance to principal. The principal sum shall bear
with interest thereon from this date at the rate of 15.00(%) per centum per annum, to be paid: monthly as 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, on the northern side of Lorraine Drive, and
being known and designated as Lot number 19 on a Plat of MEADOWBROOK FARMS
Subdivision, a plat of which is recorded in the Register of Mesne Conveyance
for Greenville County in Plat Book PP at Page 113, and having according to
the said Plat the following metes and bounds, to wit:

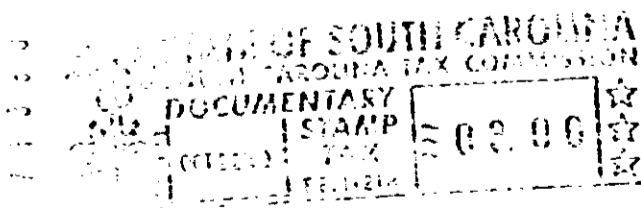
BEGINNING at an iron pin on the northern side of Lorraine Drive, at the joint
front corner of Lots 19 and 20, and running thence with the common line of
the said lots N. 6-29 W. 144 feet to an iron pin; thence across the rear line
for lot # 19, S. 87-00 E., 78.7 feet to an iron pin; thence along Sullivan Rd
S. 32-12 E., 147.3 feet to an iron pin at the western corner of the intersec-
tion of Sullivan Road and Lorraine Drive; thence with the northern side of
Lorraine Drive S. 83-00 W., 76.3 feet to an iron pin; thence continuing with
the said Drive S. 85-45 W., 65.1 feet to an iron pin, which is the Beginning.

DERIVATION: This is the same property conveyed to the Mortgagor Wayne D.
Duncan by deed from Fred W. and Ada Beth Pittman, dated 10/5/72, and rec-
orded 10/6/72 in the R.M.C. Office for Greenville County, S. C., in Deed
Book 957 at Page 249; see also deed from Wayne D. Duncan to Jane H. Duncan,
dated 8/2/79 conveying a 1/2 interest in the said property to her, as appears
in Deed Book 1108 at Page 680.

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AT THE OPTION OF THE MORTGAGEE, the indebtedness secured hereby shall become
due and payable if the mortgagors shall convey the mortgaged premises or if
the title thereto shall become vested in any other person(s) or party(ies)
for any other reason whatsoever.

This is a second mortgage.



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.

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