

MORTGAGE OF REAL ESTATE -

Finley Ave., Greer, S.C. 29651

BOOK 1531 PAGE 572

STATE OF SOUTH CAROLINA GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE

FILED
FEB 3 11 24 AM '81
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN N. McFADDEN, JR. and EVELYN C. McFADDEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto THOMAS E. 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

--TWENTY-EIGHT THOUSAND AND NO/100----- Dollars (\$ 28,000.00--) due and payable

in 180 monthly installments for principal and interest of \$300.90 each beginning February 26, 1981, which if not paid sooner, the final payment shall be due January 26, 1996.

with interest thereon from date at the rate of 10% 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, in the Fairview Baptist Church Community, lying on the Northern side of Highway No. 290 and on the Eastern side of a County Road, and being the same property conveyed to me by deed this day from the said grantees herein, and having the following courses and distances, to-wit:

BEGINNING on a highway sign post in the intersecting corner of the said Highway No. 290 and a County Road and runs thence with the Eastern margin of the said Highway No. 290, N. 61-20 W. 150 feet to an iron pin; thence leaving the Highway, N. 28-00 E. 332.6 feet to an old iron pin corner; thence S. 59-45 E. 150 feet to an iron pin on the margin of the said County Road; thence with the Northern margin of the said County Road, S. 28-00 W. 329 feet to the beginning Highway marker, containing One and One and Fourteen One-Hundredths (1.14) Acres, more or less.

DERIVATION: See Deed of Giles L. Bramlett and Gladys R. Bramlett dated July 17, 1976 and recorded July 19, 1976, in the Greenville R.M.C. Office.

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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.

DO 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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