

JAMES D. MCKINNEY, JR.  
ATTORNEY-AT-LAW MORTGAGE OF REAL ESTATE

Address of mortgagee:  
Route 13 Kondros Circle  
Greenville, S. C. 29611

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

S. C. MORTGAGE OF REAL ESTATE

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DU 195 BY ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, I, Peggy N. Duckett

(hereinafter referred to as Mortgagor) is well and truly indebted unto **Mary Louise Nash Kondros**

(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 **four thousand and no/100**-----

----- Dollars (\$ **4,000.00** ) due and payable at the rate of \$100.00 per month hereafter until paid in full, the first payment to be due September 28, 1982, and the remaining payments to be due on the 28th day of each and every month thereafter until paid in full,

with interest thereon from **this date** at the rate of **eight** per centum per annum, to be ~~xxx~~ computed **annually in advance and paid monthly as part of the \$100.00 payments.**

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:

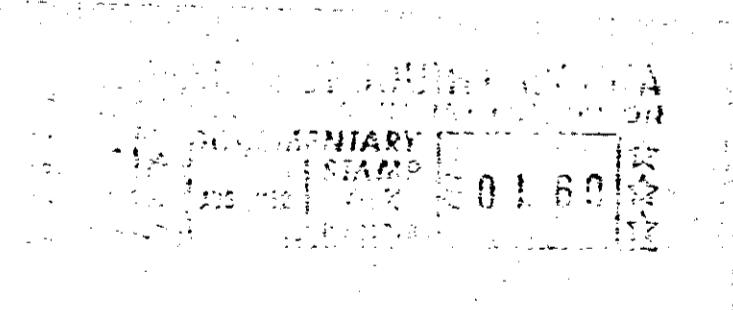
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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**, and in **Gantt Township, on Kondros Circle, containing one acre and being more fully described as follows according to a plat entitled Survey for Peggy N. Duckett, prepared by Enwright Associates, Inc. on July 21, 1982, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book 9-D at page 47** :

**BEGINNING** at an iron pin on Kondros Circle at corner of property of Adams and running thence with line of property of Adams, S. 76--02 E. 277.51 feet to old iron pin; thence on a new line through property of the grantor, S. 11-06 W. 155.90 feet to iron pin; thence N. 76-05 W. 279.92 feet to iron pin on Kondros Circle; thence with Kondros Circle, N. 10-55 E. 98.20 feet to iron pin on Kondros Circle; thence continuing with Kondros Circle, N. 13-49 E. 57.97 feet to the beginning corner.

This is a purchase money mortgage.

This is the same property conveyed to the mortgagor by the mortgagee by deed dated this date to be recorded herewith.



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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.

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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