

237 E. Howard St
Apt. C-2P
Troy, SC.
28782

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
GREENVILLE MORTGAGE OF REAL ESTATE

OCT 2 11 38 PM '84

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DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, ROBERT ALAN DUNCAN AND MARGARET MELISSA DUNCAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto CARL G. CAMPBELL AND LILA W. CAMPBELL

(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 Fifty-seven thousand three hundred fifty and no/100ths Dollars (\$57,350.00) due and payable

with interest thereon from date to said note at the rate of 10 1/2 per centum per annum, to be paid: according

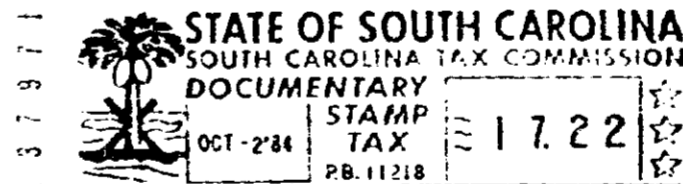
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, containing 0.41 acre and having the following metes and bounds according to plat of Property of Velma M. Taylor prepared by C. O. Riddle, R.L.S., September, 1964, revised 5/9/66 and 5/13/66 and recorded in the R.M.C. Office for Greenville County in Plat Book PPP at Page 3.

BEGINNING at an iron pin on Reid School Road and running thence N. 48-56 E. 175 feet to iron pin; thence S. 41-04 E. 103 feet to iron pin; thence S. 48-56 W. 175 feet to iron pin on Reid School Road; thence with Reid School Road, N. 41-04 W. 103 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of even date to be recorded herewith.



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 Mortgagee 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 Mortgagee 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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