

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEFILED
GREENVILLE
MORTGAGE OF REAL ESTATE
VOL 1685 PAGE 642
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DOAN, S. W. WILEY
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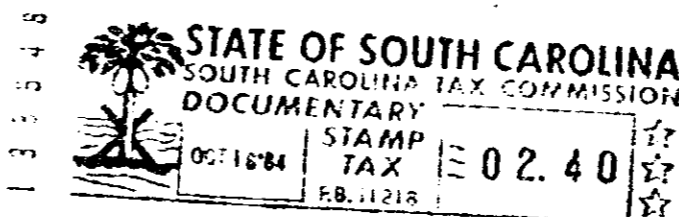
WHEREAS, I, James R. Godfrey

(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 Eight Thousand and No/100

Dollars (\$8,000.00) due and payable
in monthly installments of \$141.22 each, first payment due the 15th day of
November, 1984, and a like amount on the 15th day of each and every month there-
after until paid in full. Entire balance of principal and interest, if not
sooner paid due 7 years from date.with interest thereon from date at the rate of --12-- per centum per annum, to be paid: in said monthly
installments.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 City of Greer, on the East side of
Trade Street, and having the following courses and distances according to a
plat and survey by H. S. Brockman, Surveyor, dated October 5, 1939 and designa-
ted as lot number ONE (1) on said plat.BEGINNING at a point on the East side of Trade Street, in the center of a 12
inch party wall, corner of property now or formerly of J. C. Cunningham Estate
and R. D. Dobson Estate, which point is 100 feet north from Randall Street,
and running thence along the center of said party wall N. 77 E., 80 feet to a
pin, corner of property now or formerly of T. E. Smith Estate; thence with the
line of Smith Estate N. 13 W., 15 feet 9 1/2 inches to a pin; thence S. 77 W., 80
feet to pin on the East side of Trade Street; thence along the East side of
Trade Street, S. 13 E., 15 feet 9 1/2 inches to the beginning corner.This property is subject to all restrictions, easements, rights of way, road-
ways and zoning ordinances affecting the above described property.This is that same property conveyed to Mortgagor by deed of Thomas E. Duncan,
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 apper-
taining, 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 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.