

201 Trade Street
Fountain Inn, S.C.

RILEY & RILEY

BOOK 1394 PAGE 567

United Federal Savings and Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILLED
GREENVILLE CO. S. C.

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BRUCE D. DUNCAN and RUTH M. DUNCAN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 Ten Thousand and No/100

DOLLARS (\$ 10,000.00), with interest thereon from date at the rate of Nine (9%) per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

April 1, 1987

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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 Austin Township, being located on the southwestern side of lot leading from Simpsonville to Jonesville School and being known as Lot No. 5 of the property of S. T. Holland as shown on plat thereof recorded in Plat Book W at Page 103 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the Western corner of the intersection of two Roads and running thence with the Northern side of one Road, S. 66-44 W. 81 feet to a point at the joint front corner of Lots 5 and 6; thence with the joint line of said Lots, N. 48-26 W. 233 feet to a point on line of Lot 4; thence with joint line of Lots 4 and 5, N. 41-34 E. 73.4 feet to an iron pin on the Southwestern side of Road; thence with the Southwestern side of said Road, S. 48-26 E. 268 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Albert G. Duncan and Boyce Duncan, dated December 6, 1969 and recorded in the RMC Office for Greenville County in Deed Book 880 at Page 533.

[Faint, illegible text, possibly a signature or stamp]

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