MORIGAGE INDIVIDUAL IORN DILLARD MITCHELL, P.A., GREENVILLE, S. C. 29601

STATE OF SOUTH CAROLINA 15 1 (2)

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. Richard E. Duncan

COUNTY OF GREENVILLE

Contemplier referred to as Mortgagor) is well and truly indebted unto Threatt Enterprises, Inc.

thereinafter referred to as Mortgagee) as evidenced by the Mortgagoe's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Seven Thousand Four Hundred and no/100------ Dillion (\$7,400.00) due and payable as set forth in the note of even date

MERCHANICAN MERCHANICAN MARKANICAN MERCHANICAN MERCHAN

MENNERS ENVIRONMENT

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

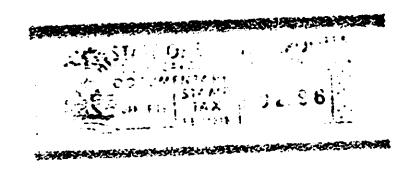
NOW, KNOW ALL, MEN. That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagor at any time for advances made to or for his account by the Mortgagor and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and thefore the maling and delivers of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does not also the Mortgagor, its successors and assigns.

ALL that lot of land situate on the southerly side of Moore Court in the County of Greenville, State of South Carolina being shown as Lot No. 19 on a plat of Batesville Forest, Section Two, prepared by Freeland & Associates, dated February 1, 1978, recorded in Plat Book 6-H at Page 88 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Moore Court at the joint front corner of Lot 18 and Lot 19 and running thence with Lot 18 S. 35-15 E. 406.73 feet to an iron pin at the joint rear corner of Lot 18 and Lot 19: thence S. 78-55 W. 510 feet to an iron pin at the joint rear corner of Lot 19 and Lot 20; thence with Lot 20 N. 21-20 E. 497.02 feet to an iron pin on Moore Court; thence with said Court S. 36-06 E. 54.17 feet to an iron pin; thence still with said Court N. 78-18 E. 54.17 feet to the point of beginning, and containing 2.66 acres.

The above property is the same property conveyed to Richard E. Duncan by deed of Threatt Enterprises. Inc. of even date to be recorded herewith.

This is a purchase money morthage given to secure part of the sales price due by the morthager to the morthage on the purchase of the within described property.



Tagether with all and singular rights, members, berditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all-the rents, tendes, and profits which may arise or be had thereform, and including all hearing, plumbing, and lighting furthers now or hereafter attached connected or fixed thereto in any manner, it being the intention of the purious hereto that all such furthers and equipment, other than the usual household furniture, he considered a part of the real estate.

IS HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heim, successors and esugns, forever

The Minister covenants that it is keefully setted of the premises bereinshove 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 bers and encumbrances except as provided herein. The Montgagor further coverants to warrant and forever defend all and singular the said premises unto the Montgagor forever, from and against the Montgagor and all persons whomsever lawfully claiming the same or any part thereof.

The Mortgagier fiether covenants and agrees as follows

in That this marrage shall secure the Marragee for such further sums as may be advanced heresfrer, at the option of the Marragee, for the payment of trees, insurance premiums, public assessments, repairs or other purposes purposed to the covenants berein. This marrage shall also secure the Marragee for any further loans, advances, readvances or credits that may be made hereafter to the Marrageor by the Marragee so link as the total indebtedness thus secured does not exceed the original amount shown on the face benefit. All some so advanced shall be an interest at the latter so the marragee debt and shall be payable on demand of the Marrageee unless otherwise provided in writing.

4329 RV-21

0

COMMENTS