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Finley Ave., Greer, S.C. 29651

MORTGAGE OF REAL ESTATE -

BOOK 1531 PAGE 572

STATE OF SOUTH CAROLINA GREENVILLE CO S.C.
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 79 897

FILED

FEB 3 11 24 AM '81

ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C

WHEREAS JOHN N. McFADDOEN, JR. and EVELYN C. McFADDOEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto THOMAS E. DUNCAN

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

--TWENTY-EIGHT THOUSAND AND NO/100----- Dollars (\$ 28,000.00--) due and payable

in 180 monthly installments for principal and interest of \$300.90 each beginning February 26, 1981, which if not paid sooner, the final payment shall be due January 26, 1996.

One side Rodney Road; thence with the northern margin of the same Rodney Road; to 26.00 W. 329 feet to the beginning Highway marker, containing One and One and Fourteen One-Hundredths (1.14) Acres, more or less.

DERIVATION: See Deed of Giles L. Bramlett and Gladys R. Bramlett dated July 17, 1976 and recorded July 19, 1976, in the Greenville R.M.C. Office.

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GREENVILLE CO. S.C.
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DONNIE S. TANKERSLEY

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BY: *[Signature]*

Together with all and singular rights, tenements, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may or he 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.

DO 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 hereinafter 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 Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

GREENVILLE OFFICE SUPPLY CO. INC.

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