

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, *Clarence Sexton*

SEND GREETING:

WHEREAS, I, *Clarence Sexton*, the said *Clarence Sexton*  
in and by *my* certain *promissory* note, in writing, of  
even date with these presents, *am* well and truly indebted to

*W. P. Duncan*  
in the full and just sum of *One Hundred and Fifty (\$150.00)*  
Dollars, to be paid *Ninety days from date*

with interest thereon, from *date* at the rate of *8* per cent. per annum to be  
computed and paid *when due*

until *and* will all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or  
interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may  
sue thereon and foreclose this mortgage, said note further providing for an attorney's fee of *Fifty Dollars*

besides all costs and expenses of collection, to be  
added to the amount due on said note, to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part  
thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note reference being  
thereunto had, as will more fully appear.

NOW, KNOW ALL MEN, That *I* *Clarence Sexton*  
in consideration of the said debt and sum of money *and* for the better securing the payment thereof to the said  
*W. P. Duncan*

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to  
*Clarence Sexton*, the said  
in hand well and truly paid by the said  
*W. P. Duncan*

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bar-  
gain, sell and release unto the said  
*W. P. Duncan*

All that certain piece, parcel or lot of land situate, lying  
and being near Suber's Station, in Chick Springs Township, County  
and State aforesaid, and being more completely described as follows:  
Beginning on a rock sand run thence N. 26.15 W. 388 feet  
to an iron pin on the right of way of the P. & N. railroad; thence with  
the right of way line S. 47.45 W. 405 feet to an iron pin; thence S.  
33.15 E. 330 feet to a maple on the Spring branch; thence N. 55.45 E.  
351 feet to the beginning corner, and containing 3.12 acres, more or less.  
This is the same land conveyed to me by deed of C. L. King as recorded  
in Deed Book 70 at page 538, R. M. C. Office for Greenville County.

*W. P. Duncan*  
*Attorney at Law*  
*12-1905*  
*29415*