

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, L. E. Duncan and Anne H. Duncan SEND GREETING:

WHEREAS, we the said L. E. Duncan and Anne H. Duncan

in and by our certain promissory note, in writing, of even date with these presents are well and truly indebted to

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full and just sum of

TWO THOUSAND, NINE HUNDRED AND NO/100

(\$2,900.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of

TWENTY-FIVE AND NO/100 (\$ 25.00) Dollars upon the first

day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and 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 said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That we the said L. E. Duncan and Anne H. Duncan

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to US

the said L. E. Duncan and Anne H. Duncan

in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, 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, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville.

and in Greenville Township, and being known and designated as Lot No. 11 of Oakhurst subdivision according to a plat thereof recorded in the R. M. C. office for Greenville County in Plat Book "I", at page 84, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the south side of Buist avenue, joint corner of Lots 10 and 11, which point is 119 feet east of the intersection of Rutherford road and Buist avenue, and running thence along the line of Lot 10, S. 30-49 W. 149 feet to an iron pin; thence S. 65-16 E. 55 feet to an iron pin; thence N. 30-49 E. 149 feet to an iron pin on Buist avenue; thence along said Buist avenue, N. 65-16 W. 55 feet to the beginning corner. Being the same lot conveyed to us by W. C. and Charlotte W. Earnhardt by deed dated Oct. 2, 1937 and recorded in the R. M. C. office for Greenville County in Vol. 196, page 308."

PAID SATISFIED AND CANCELLED
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
Of Greenville, S. C.

Witness:
Hazel Lee

J. H. Smith
Sect'y-Treas.
Aug. 30 - 1946

SATISFIED AND CANCELLED OF RECORD
30 DAY OF August 19 46.
Ollie Jamnsworth
REC. FOR GREENVILLE COUNTY, S. C.
AT 10:34 O'CLOCK A. NO. 14653