

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, H. J. Duncan, of Taylors, S. C. SEND GREETING:

WHEREAS, I the said H. J. Duncan

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

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

SIX THOUSAND AND NO/100

(\$6000.00) Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in instalments of

SIXTY AND NO/100

(\$ 60.00)

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 I, the said H. J. 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 me

the said H. J. 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,

in the Town of Taylors, Chick Springs Township, between the National Highway and the Southern Railway right-of-way, and being described as follows:

"BEGINNING at a point on or near the National Highway, and running thence N. 83-26 E. 186 feet to stake; thence along line of Bleachery property, S. 4-17 W. 364.4 feet to an iron pin; thence along Southern Railroad right-of-way, N. 84-37 W. 165.4 feet to iron pin; thence along line of property formerly owned by Godelock, N. 0-23 W. 285 feet to stake; thence N. 0-23 W. 38 feet to the beginning corner. This being the same property conveyed to Lillian Hudson by Mattie A. Raines, et al., Sept. 7, 1921 by deed recorded in Vol. 73, page 362, and by Alfred Taylor as Executor, Aug. 3rd, 1931 by deed recorded in Vol. 62, page 398, and conveyed to Citizens Bank of Taylors, by E. Inman, Master by deed dated Sept. 3, 1937 and recorded in Vol. 139, page 110, and is the same lot conveyed to me by W. A. Hopkins, as Receiver of Citizens Bank of Taylors, by deed dated Feb. 9, 1923 and recorded in the R. M. C. office for Greenville County in Vol. 144, page 258."

ALSO: "All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Taylors, on the south side of National Highway No. 29, at corner of lot conveyed by F. H. Hill, Executor to J. A. Chastain, and running thence along the line of said Chastain lot 314 feet to an iron pin on the right-of-way of the Southern Railway; thence along the line of said right-of-way, N. 84 W. 62 feet to an iron pin, at corner of another lot belonging to H. J. Duncan; thence along line of said lot 321 feet to an iron pin on south side of said National Highway; thence along said National Highway 82.2 feet to the beginning corner. Being one of the lots conveyed to me by F. H. Hill, as Executor of the Estate of G. W. Hill by deed dated June 7, 1935, and recorded in the R. M. C. office for Greenville County in Vol. 181 page 335!"

It is understood and agreed that there are six residences, including a garage apartment, situated on the lot first herein described, and one six-room house situated on the lot last herein described, and that said lots are free and clear of all liens and encumbrances as of this date, and this mortgage constitutes a good first mortgage upon said premises.

Handwritten notes:
- "Date of cancellation" (written vertically)
- "National Highway and Southern Railway" (written diagonally)
- "S. C. Security Trust" (written diagonally)
- "11/19/41" (written diagonally)
- "Witness" (written vertically)
- "H. J. Duncan" (written vertically)
- "Mary B. Taylor" (written vertically)
- "James S. Hill" (written vertically)

RECORDED & CANCELLED
RECORDED IN BOOK OF RECORDS
25
OCTOBER 19 1941
18117

For Release See Deed Book 233 Page 113 deed to C. A. Smith.