

# MORTGAGE

STATE OF SOUTH CAROLINA, }  
COUNTY OF } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**W. F. Duncan**

**Greenville, S. C.**

of

WHEREAS, the Mortgagor is well and truly indebted unto **Bank of Greenwood, Greenwood, S. C.**, hereinafter called the Mortgagor, send(s) greetings:

organized and existing under the laws of **South Carolina**, a corporation, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Twenty-Five Hundred & No/100** Dollars (\$ **2,500.00**), with interest from date at the rate of **four and one-half** percentum (**4½** %) per annum until paid, said principal and interest being payable at the office of **Bank of Greenwood, Greenwood, S. C.**, or at such other place as the holder of the note may designate in writing, in monthly installments of **Nineteen & 13/100** Dollars (\$ **19.13**), commencing on the first day of **November**, 19**40**, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **October**, 19**55**.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of **Greenville**, State of South Carolina:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the Southeast side of Perry Road, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 2 on plat of property of L. A. Moseley, made by Dalton & Neves, June 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book J, at page 239, and having, according to said plat and a recent survey thereof made by R. E. Dalton, October 10, 1940, the following metes and bounds, to-wit:-

Beginning at an iron pin on the Southeast side of Perry Road, joint corner of Lots No. 1 and 2, said pin also being 60 feet in a Southwesterly direction from the point where the Southeast side of Perry Road intersects with the Southwest side of Newland Avenue, and running thence with the line of Lot No 1, S. 46-45 E. 145 feet to an iron pin; thence with the line of Lot No. 20, S. 43-15 W. 60 feet to an iron pin; thence with the line of Lot No. 3, N. 46-45 W. 145 feet to an iron pin on the Southeast side of Perry Road; thence with said Perry Road, N. 43-15 E. 60 feet to the beginning corner.

*State of South Carolina,  
County of Greenville.*

*We acknowledge that we have received full payment and satisfaction of the debt secured by the within Mortgage, and W. F. Duncan is hereby discharged therefrom.*

*This 7th day of September, 1944.*

*In the presence of:  
Bernice Penn  
Caroline M. Beaver*

*Bank of Greenwood, Greenwood, S.C.  
By: J. B. Crumbrell  
Vice President*

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described, and all of the property hereinbefore mentioned is hereinafter referred to as "mortgaged property."

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants with the Mortgagee that Mortgagor is lawfully seized in fee of the mortgaged property; that said property is free from all encumbrances and liens whatsoever, except

that Mortgagor has a good and legal right to sell and convey the same to Mortgagee; and that Mortgagor will warrant and defend the title to said property to Mortgagee forever against the claims and demands of any person or persons whomsoever, and if Mortgagee shall bring or defend any action to protect or establish any of its rights hereunder, the Mortgagor will pay all costs and expenses, including reasonable attorney's fees, all of which shall be added to the indebtedness secured hereby.

*For Assignment See R. E. M. Book 328 page 95.  
For Assignment to this mtg. See R. E. M. Book 304 page 17*