

STATE OF SOUTH CAROLINA, }

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

No. J. T. Duncan & Ruth Bagwell Duncan

SEND GREETINGS:

WHEREAS ~~we~~ the said J. T. Duncan and Ruth Bagwell Duncan

in and by ~~our~~ certain promissory note, in writing, of even date with these presents, ~~we are~~ well and truly indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of Twenty-four Hundred and No/100

(\$ 2400.00) Dollars,

with interest at the rate of ^{six} (6%) per centum per annum, to be repaid in installments of Twenty-four & No/100

(\$ 24.00) Dollars upon the first day of each and every calendar month hereafter 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; ~~and 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 a reasonable 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.~~

NOW, KNOW ALL MEN, That ~~we~~ the said J. T. Duncan and Ruth Bagwell Duncan

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to ~~us~~

the said J. T. Duncan & Ruth Bagwell Duncan in hand well and truly paid by the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., 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 FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., ~~the following described premises~~

"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,

Greenville Township, about two miles north of the City of Greenville, and being shown as Lot #58 of Block B, according to Plat of Mountain View Land Company, recorded in the R. M. C. Office for Greenville County in Plat Book A at Pages 396 and 397, and being more particularly described by metes and bounds as follows:

"BEGINNING at an iron pin on the eastern side of Bailey Street 150 feet from the corner of Green Street, at the corner of Lot #57 and running thence with the line of said Lot S. 89 1/2 E. 145 feet to pin on 10-foot alley; thence with said alley S. 11 1/2 E. 50 feet to an iron pin, corner of Lot #59; thence with the line of Lot #59 N. 89 1/2 W. 145 feet to pin on Bailey Street; thence with the eastern side of Bailey Street N. 11 1/2 W. 50 feet to beginning corner; said premises being the same conveyed to the mortgagors by W. H. Gay by deed to be recorded herewith."