

MORTGAGE OF REAL ESTATE

State of South Carolina }  
COUNTY OF Greenville }

To All Whom These Presents May Concern:

I, Benjamin F. Duke XXXXXXXXXXXXXXXXXXXX SEND GREETING:

WHEREAS, I the said Benjamin F. Duke XXXXXXXXX

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Seven Hundred XXXXXXXX XXXXXXXXXXXXXXXX (\$ 700.00 ) Dollars,

with interest from the date hereof at the rate of seven per cent ( 7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Eleven and 20/100 XXXXXXXXXXXXXXXX (\$ 11.20 ) dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and 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 collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Benjamin F. Duke

, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor— in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Grove Township, containing one-half acre, more or less, lying on Highway #29 between Piedmont and Pelzer and having the following courses and distances, to wit:-  
BEGINNING at corner of J. E. Boiter's line and runs thence in an easterly direction along line of J. E. Boiter 271 feet to corner of J. E. Boiter lot and Piedmont & Northern Ry. line; thence North along line of Piedmont & Northern Ry. Co. 75 feet to iron pin, corner of D. M. Tinsley; thence in a western direction along line of D. M. Tinsley 236 feet to iron pin, center of Highway #29; thence South along Highway #29 100 feet to the beginning corner. This is the same property conveyed to me by Mary W. Evans Duke by deed recorded in R.M.C. Office for Greenville County in Vol 297, page 42.

*Witness  
A. H. Phillips*

*Paid 10-21-50  
Citizens B. & L. Association  
Greer, S. C.  
By: H. D. McSwain  
Asst. Secy.*

*23 Oct. 50  
Ollie Townsend  
110 W. 20870*