



FILED GREENVILLE CO. S. C.

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OLLIE FARNSWORTH R. M. C.

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF... Greenville.....

To All Whom These Presents May Concern:

I, Morris H. Duncan, of Greenville County,..... SEND GREETING:

WHEREAS, I, the said, Morris H. 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 Five Thousand and No/100 (\$ 5,000.00...)

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

Forty-Two and No/100 (\$ 42.00.....) 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 beside 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, Morris 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 me, the said.....

Morris 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, in Butler Township, near Rock Hill School, being bounded on the North by lands of E. G. Green, on the East by J. L. Elmore and A. R. Duncan, on the South by Vessie Garren, on the West by Thural J. Brown and Myrtle P. Brown, and having, according to a survey prepared by H. S. Brockman, Surveyor, August 3, 1949, and recorded in the R. M. C. office for Greenville County in Plat Book T, at page 121, the following metes and bounds, to-wit:

"BEGINNING at a stake on the south side of the old Greenville-Spartanburg Road at the joint corner of A. R. Duncan and Vessie Garren, and running thence along the Garren line, S. 61-30 W. 209.5 feet to a stake on the south side of said road at the corner of property of Thural J. Brown; thence with the Brown line, N. 39-00 W. 1,037 feet to a stake on the line of E. G. Green; thence with the line of E. G. Green, N. 55-30 E. 310 feet to the corner of E. G. Green and J. L. Elmore; thence with the Elmore line, S. 39-00 E. 651 feet to a stake at the north corner of the A. R. Duncan lot; thence with the north line of Duncan's lot, S. 61-30 W. 106 feet to a stake at the north-west corner of said Duncan lot; thence continuing with Duncan's line, S. 39-00 E. 417 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same conveyed to me by Joe E. Green by deeds dated May 9, 1949 and August 6, 1949 and recorded in the R.M.C. office for Greenville County in Deed Vol. 381 at page 51 and 59 and Deed Vol. 388 at page 241."