

OCT 23 9 AM 1953

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, William B. Ducker and Irene B. Ducker

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Peoples National Bank of Greenville, Greenville, S. C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty-Five Thousand and No/100

DOLLARS (\$35,000.00),

with interest thereon from date at the rate of 4½ per centum per annum, said principal and interest to be repaid: in semi-annual instalments of \$1500.00 each on the 27th day of each October and April hereafter, beginning October 27, 1953 until October 27, 1957, and at that time the entire unpaid balance shall be paid, with the privilege of anticipating all or any part of the unpaid balance at any time, with interest thereon from date at the rate of four and one-half per cent, per annum, to be computed and paid semi-annually

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 3 acres, more or less, on the Southern side of U.S. Highway No. 29, and being more particularly described according to a recent survey of Dalton & Neves, Engineers, in October 1951, as follows:

"BEGINNING at an iron pin at the Southeast corner of the intersection of U.S. Super-Highway No. 29, and Edwards Road, and running thence with Edwards Road, S. 12-05 E. 290.9 feet to an iron pin in line of right-of-way of P & N Railroad; thence with right-of-way of said Railroad, S. 57-02 E. 477 feet to a point in the center of a ditch; thence along the center of said ditch as the line, the traverse line of which is N. 12-13 W. 96.7 feet; thence N. 30-55 W. 122.5 feet; thence N. 60-04 W. 109.3 feet to an iron pin in the south side of U.S. Super-Highway No. 29; thence with said Highway S. 51-04 W. 364 feet to the point of beginning."

Together with all right, title and interest of the mortgagors in and to the right-of-way of Said P & N Railroad.

Said premises being the same conveyed to the mortgagors by Robert W. Edwards by deed recorded in Book of Deeds 443 at Page 205.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging of 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 any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

16th February 53

WITNESSES
b. Henry Tripp Assistant
Louise S. Hightower
Wendel Cole

16th February 53
Ollie Farnsworth

11:02 a. 3615