

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: we, -- Carl Duncan and Estelle R. Duncan,

the Mortgagor<sup>s</sup>, SEND GREETING:

hereinafter called

WHEREAS, the said Mortgagor<sup>s</sup> in and by **OUR** certain promissory note in writing, of even date with these Presents, **are** well and truly indebted to BANK OF GREER, GREER, S. C., hereinafter called Mortgagee, in the full and just sum of **Eight thousand and no/100 - - - -** DOLLARS, to be paid **as set forth in note hereby secured, of even date herewith,**

with interest thereon from ~~date hereof~~ <sup>date hereof, in advance</sup> the rate of **five** per centum per annum, to be computed and paid ~~semi-annually,~~ until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor agrees to pay all costs and expenses including a reasonable amount as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor<sup>s</sup>, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor<sup>s</sup> paid by the said Mortgagee 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 Mortgagee,

All that piece, parcel or lot of land in Greenville Township, & County, said State, situate, lying and being on the south side of the Edwards Road, shown as Tract #5 on plat of the C. B. McCarter Estate, prepared by W. J. Riddle, Surveyor, June 29th, 1939, containing twelve (12) acres and having the following courses and distances, metes and bounds, to-wit: Beginning at a stake, joint corner of Tracts Nos. 4 and 5 on said plat, and cornering with lands of J. Y. McCarter and Shore, and runs thence with the J. Y. McCarter line, N 37-15 E seven hundred thirty-one (731) feet to a stake in or on bank of branch; thence with the branch as the line as follows: N 65-15 W ninety-nine (99) feet; N 37-15 W two hundred eighty-five (285) feet; N 32-30 W three hundred twenty-two (322) feet; N 50-00 W one hundred thirty-five (135) feet to a point in the center of bridge over branch; thence with the Edwards Road, S 42-15 W five hundred eleven (511) feet to iron pin at corner to iron pin at corner of Tract #4; thence as dividing line between Tracts Nos. 4 and 5, - S 27-00 E nine hundred forty-five (945) feet to the point of beginning.

This being the same conveyed to us by the heirs of Mrs. Martha McCarter Roberts.