

First Mortgage on Real Estate

MORTGAGE

AUG 6 5 15 11 1953

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Edward Duncan (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, 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

-----Two Thousand and No/100-----  
DOLLARS (\$ 2,000.00 ), with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

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, and also in consideration of the further sum of Three Dollars (\$3.00) 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, its 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, on the Western side of the old Buncombe Road, near the City of Greenville, being shown as Lot No. 3 of Block 5, Page 149, on the County Block Book, and according to a survey made by J. Mac Richardson, August, 1951, is described as follows:

"BEGINNING at a stake on the Western side of the Old Buncombe Road, 114.6 ft. North from Belt Highway, corner of property of Ruth Cook, and running thence with the line of said property, S. 79-53 W. 139.2 ft. to a stake; thence S. 87-17 W. 46.2 ft. to a stake; thence N. 7-15 W. 62 ft. to a stake, corner of property now or formerly owned by Mason; thence with line of said property, N. 82-45 E. 188.6 feet to a stake on Buncombe Road; thence with the Western side of said road, S. 7-40 E. 53 feet to the beginning corner."

Being a portion of the property conveyed to Thomas H. Duncan by W. H. Irvine by deed recorded in Deed Book III at Page 608, and by the said Thomas H. Duncan devised to his wife, Sallie Duncan, who after marrying a Reeves, devised it to the mortgagor by her will filed in Apartment 609 at Page 31.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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.

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Sallie Duncan  
Edward Duncan  
2004