

SEP 14 11 47 AM '53
BOOK 573 PAGE 341

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

HULON A. DUNCAN of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto
GENERAL MORTGAGE CO.

, a corporation organized and existing under the laws of the State of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Nine Thousand, Four Hundred Dollars (\$ 9,400.00), with interest from date at the rate of Four & One-half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of

GENERAL MORTGAGE CO. in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty-Nine and 50/100 - - - - - Dollars (\$59.50), commencing on the first day of November, 19 53, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of October, 1973 .

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that lot of land with the buildings and improvements thereon, situate on the west side of Robin Hood Road, near the City of Greenville, in the County of Greenville, S. C., being shown as Lot No. 145 on plat of Sherwood Forest, made by Dalton & Neves, Engineers, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "GG", at Pages 2 and 3, said lot fronting 75 feet along the west side of Robin Hood Road and running back to a depth of 191.4 feet on the north side, to a depth of 197.6 feet on the south side and being 75.26 feet across the rear along the center of a branch.

The above described property is the same conveyed to the mortgagor herein by deed of Edgar W. Teasley, of even date and to be recorded herewith.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the

RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, ON SEPTEMBER 14, 1953, AT 11:47 AM. BOOK 573 PAGE 341