

OCT 7 5 1933

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James D. Duncan

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

WHEREAS, the Mortgagor is well and truly indebted unto Independent Life and Accident Insurance Company, a Florida Corporation (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 Forty-One Hundred and No/100

DOLLARS (\$ 4100.00),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: At the office of the payee in Jacksonville, Florida or at such other place as may be designated by the holder hereof in monthly installments of \$40.01 each, payable respectively on the 7th day of November, next hereafter and on the same day in each succeeding month until paid in full, said payments to be first applied in payment of monthly interest and the balance thereof upon and in reduction of principal, with interest thereon from date at the rate of Six per cent, per annum, to be computed and paid monthly until paid in full, all principal and interest not paid when due to bear interest at the rate of 7% per annum.

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, in Greenville Township, being known and designated as lot No. 21 as shown on plat of property of Ethel Y. Perry Estate, recorded in Plat Book BB at Page 81, and being more particularly described according to a recent survey of C. C. Jones, Eng., as follows:

"BEGINNING at an iron pin in the North side of Dukeland Drive, which pin is 155.8 feet from the intersection of Dukeland Drive and Christopher Street, and is the joint front corner of lots 20 and 21, and running thence with lines of lots 20, 18 and 17, N. 0-25 W. 150.8 feet to iron pin, 12 feet from the center of Langston Creek; thence along the center of Langston's Creek, the traverse of which is, S. 77-12 W. 77 feet to iron pin, 12 feet from the center of Langston Creek; rear corner of lot 22; thence with line of said lot, S. 0-25 E. 134.3 feet to an iron pin in the northern side of Dukeland Drive; thence with said Drive, N. 89-28 E. 75 feet to the point of beginning."

Being the same property conveyed to the mortgagor by James L. Duncan by deed to be recorded.

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 herefrom, 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.