

GREENVILLE CO. S. C.

THE STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE.

MAY 20 2 33 PM 1954

OLLIE FAIRBANKS
R.M.D.

To All Whom These Presents May Concern: That I, James L. Duncan,
of the County of Greenville, State of South Carolina, SEND GREETING:

Whereas, I, the said James L. Duncan,
in and by my certain premissory note in writing, of even date with these
Presents, am well and truly indebted to Ben F. Perry,

in the full and just sum of two thousand, seven hundred and fifty dollars (\$2,750.00.)

, to be paid in monthly installments of twenty-five dollars (\$25.00)
each beginning on the 15th day of June, 1954, and twenty-five dollars (\$25.00.) on the
15th day of each and every month thereafter until paid in full,

, with interest thereon from date on the decreasing monthly balance

at the rate of six per centum per annum, to be computed and paid after the payment of the princi-
ple in said monthly installments until paid in full; all interest not paid when due to bear

interest at 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, after its maturity, should be placed in the
hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof
necessary for the protection of his interests to place and the holder should place the said note or this mortgage
in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises
to pay all costs and expenses including 10 per cent. of the indebtedness 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 I, the said James L. Duncan,

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said Ben F. Perry,

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said ~~Ben F. Perry~~ James L.

Duncan, in hand well and truly paid by the said Ben F. Perry,

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 Ben F. Perry,

all that certain lot of land situated on Dukeland Drive between Christopher Street
and Merriweather Street, in the Ethel Y. Perry Sub-Division in the Sans Souci sec-
tion of Greenville County about three miles north of the City of Greenville, said
lot being known and designated as lot numbered twenty-one (21) as shown on Plat of
said property recorded in the Office of the Register of Mesne Conveyance for Green-
ville County in Plat Book "BB" at page 39, which Plat is hereby referred to and made
a part hereof for a full description thereof according to metes and bounds.