

THE STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

To All Whom These Presents May Concern:

We, J. W. Duncan and Maude Duncan

SEND GREETINGS

Whereas, We, the said J. W. Duncan and Maude Duncan

in and by our certain Real estate note in writing, of even date with these Presents, are well and truly indebted to F. I. Crow

in the full and just sum of Twenty Seven Hundred Fifty & no/100 Dollars (\$2750.00)

to be paid as follows: Twenty-Seven & 50/100 Dollars (\$2750.00) to be paid between the first and fifth day of each and every month succeeding the date hereof until the interest and principal is paid in full.

with interest thereon from date

at the rate of 6 per centum per annum, to be computed and paid quarterly,

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 We, the said J. W. Duncan and Maude Duncan

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said F. I. Crow

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us, the said J. W. Duncan and Maude Duncan

Duncan, in hand well and truly paid by the said F. I. Crow, 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 F. I. Crow, his heirs

All that certain piece, parcel or lot of land situated, lying and being in the County of Greenville and County aforesaid, O'Neal Township, about one-half mile west from the center of the said road, being a part of the land shown on Plat of Property of C. A. Edwards, said plat made by H. S. Buchanan, Surveyor, June 5th, 1943, amended August 24th, 1944, and being a part of the land which was conveyed to me by deed from C. A. Edwards August 27th, 1944, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 217, page 101, and bounded by the following courses and distances, to wit:

BEGINNING on a point in the center of the said road, joint corner of the land of myself and of a small triangle conveyed to me by deed from said C. A. Edwards, and thence with the center of the said road S. 43-15 W. 215 feet to a point on the line of the said road and joint corner of lands of H. M. and Ruby A. Duncan, and thence with the line of the I. E. Duncan land, N. 42-35 W. 352 feet to an iron pipe on the bank of a waterway, joint corner of I. E. Duncan land; thence with the line of the property of myself, S. 75-30 E. 470 feet to the beginning corner, containing Seven One-hundredths (0.87) of one acre, more or less.

This is a first mortgage.