

NOV 15 4 13 PM 1954

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. O. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, **James L. 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 **Seventy-five Hundred and No/100 - - -**

DOLLARS (\$ 7500.00),

with interest thereon from date at the rate of **Five (5%)** per centum per annum, said principal and interest to be repaid: **PAYABLE at the office of the payee in Jacksonville, Florida, or at such other place as may be designated by the holder hereof in monthly installment of \$59.31 each, payable respectively on the 15th day of December 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 Five (5%) 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, Greenville Township, being known and designated as **Lot 52** as shown on a plat of the **Ethel Y. Perry Estate** recorded in Plat Book "BB", Page 81, and being more particularly described according to said plat and a recent survey prepared by **R. W. Dalton** by the following metes and bounds, to-wit:

"BEGINNING at an iron pin in the northeast corner of the intersection of **Dukeland Drive** and **Merriweather Street** and running thence with **Dukeland Drive N. 54-13 E. 58.4 feet** to an iron pin corner of **Lot 51**; thence with the line of said lot **E. 36-47 W. 102.2 feet** to an iron pin in the bank of **Langston Creek**; thence with **Langston Creek**, the traverse of which is **S. 69-29 W. 31.5 feet** to an iron pin in the east side of **Merriweather Street**; thence with said street **S. 21-25 E. 114 feet** to the point of beginning."

Being the same premises conveyed to the mortgagor by **Hext M. Perry** as Trustee by deed recorded in Deed Book 508 at Page 66.

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.

In Satisfaction See Deed Book 989 Page 241

SATISFIED AND CANCELLED OF RECORD
19 DAY OF *Nov* 19*54*
Ollie Farnsworth
R. M. O. FOR GREENVILLE COUNTY, S. C.
AT *4:15* O'CLOCK *P.* M. NO *26118*