

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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WILLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, I, the said James L. Duncan

in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to Leslie & Shaw, Inc.

in the full and just sum of Five Hundred, three (\$503.95) and 95/100 Dollars

to be paid upon closing of sale of proposed construction and not more than one year from date

with interest thereon from date

at the rate of 6% per centum per annum, to be computed and paid upon closing

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 Leslie & Shaw,

Inc.

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

consideration of the further sum of Three Dollars, to me, the said James L. Duncan

in hand well and truly paid by the said Leslie & Shaw, Inc.

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 Leslie & Shaw, Inc., its successors and assigns, forever;

All of that lot or parcel of land in Greenville County, South Carolina, in the Subdivision known and designated as New Furman Heights, and being Lot No. 14 thereof, according to a plat made by C. C. Jones, Engineer, in July 1954, and recorded in the R. M. C. Office for Greenville County in Book EE at page 75, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on Longforest Drive, joint front corner of Lots Nos. 14 and 15, and running thence with the line of said lots S. 25-00 W. 173.0 feet to an iron pin; thence N. 73-44 W. 89.6 feet to an iron pin, joint rear corner of Lots Nos. 13 and 14; thence with the joint line of Lots Nos. 13 and 14, N. 25-00 E. 186.6 feet to joint front corner of Lots Nos. 13 and 14 on Longforest Drive; thence with Longforest Drive 88.5 feet to the point of beginning.

This mortgage is junior to a mortgage of even date to D. E. Galway in sum of \$7,000.00.