



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, Thomas E. Duncan and Esther Peterson Duncan (same as Hester Peterson Duncan)

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Nine Thousand, Five Hundred and No/100 - - - - -

(\$ 9,500.00) Dollars, or for future advances which may be made hereunder, from time to time, up to and including the maximum amount named herein, such advances to be repaid so as to be completed within the terms of the original contract, and so long as the monthly payments set out in the note are paid according to contract, this loan shall not be deemed delinquent by reason of said advances, with interest at the rate specified in said note,

(the terms of which are incorporated herein by reference) to be repaid in installments of

Seventy and No/100 - - - - - (\$ 70.00) Dollars

upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Bates Township, about three miles north of Travelers Rest, S. C., being known and designated as Lot No. 69 of a subdivision of the property of the Nannie K. Hunt Estate as shown on plat thereof prepared by H. L. Dunahoo, Surveyor, dated November 15 and 16, 1951, and recorded in the R. M. C. office for Greenville County in Plat Book AA, page 134, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at a stake on the eastern edge of U. S. Highway No. 276, the joint front corner of Lots Nos. 68 and 69, and running thence with the joint line of said lots, N. 64-40 E. 200 feet to an iron pin; thence S. 26-00 E. 112 feet to a stake; thence S. 72-00 W. 204 feet to an old stone on the edge of U. S. Highway No. 276; thence along the eastern edge of said U. S. Highway No. 276, N. 26-00 W. 91 feet to the beginning corner; being the same conveyed to us by G. P. Peterson by deed of even date herewith, not yet recorded."

ALSO: "All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Bates Township, being known and designated as Lot No. 2 of G. P. Peterson's subdivision of the "School Lot" as shown on a plat recorded in the R. M. C. office for Greenville County in Plat Book H, at page 59, and having the following metes and bounds, to-wit:

"BEGINNING at a point on the Nellie McMillan line 290 feet northwest of the Buncombe Road at the corner on the lot of Celestine Peterson, and running thence along the McMillan line, N. 36-3/4 W. approximately 390 feet to the Tate lands; thence along Tate line in a direction approximately N. 80 E. 70 feet to corner; thence by a straight line to the northeast corner of the lot of Celestine Peterson; thence along the rear line of her lot approximately S. 53-3/4 W. 120 feet to the beginning corner; being the same property conveyed to the mortgagor, Esther Peterson Duncan, as Hester Peterson Duncan by George Peterson by his deed dated April 24, 1952 and recorded in the R. M. C. office for Greenville County in Vol. 480, at page 44."

The last payment on this mortgage, if not sooner paid, will become due and payable 19 years after date.

PAID, SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C.

RECORDED AND INDEXED
DAY OF _____ 19____
P. M. C. FOR GREENVILLE COUNTY, S. C.
MILLER & BLOOM, P. M. C. NO. _____

Thomas E. Duncan
Vice President
Witness