

MAR 16 12 34 PM 1966

State of South Carolina,

COUNTY OF Greenville

LILLIE FARNSWORTH
R.M.C.

I, JOHN BOLT CULBERTSON

SEND GREETING:

WHEREAS, I the said John Bolt Culbertson

hereinafter called the mortgagor(s)
in and by my certain promissory note in writing, of even date with these presents am well and truly in-
debted to William B. Ducker

hereinafter called the mortgagee(s)
in the full and just sum of Fifteen Thousand and No/100 (\$ 15,000.00) DOLLARS, to be paid at Greenville in Greenville, S. C., together with
interest thereon from date hereof until maturity at the rate of Six (6) per centum per annum,
said principal and interest being payable in monthly installments as follows:

Beginning on the 16th day of April, 1956 and on the 16th day of each month of each year thereafter the sum of \$ 150.00, to be applied on the
interest and principal of said note, said payments to continue up to and including the 16th day of February
1966, and the balance of said principal and interest to be due and payable on the 16th day of March
1966, the aforesaid monthly payments of \$ 150.00 each are to be applied first to
interest at the rate of Six (6) per centum per annum on the principal sum of \$ 15,000.00 or
so much thereof as shall, from time to time, remain unpaid and the balance of each monthly pay-
ment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the
event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall
bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any con-
dition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due,
at the option of the holder thereof, 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 its 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 in-
cluding ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be se-
cured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That I, 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 mortgagee(s) according to the terms of the said note, and
also in consideration of the further sum of THREE DOLLARS, to me

the said mortgagor(s) in hand and truly paid by the said
mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained,
sold and released, and by these Presents do grant, bargain, sell and release unto the said William B. Ducker,
his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate
on the Southwest side of Elford Street, and being a part of Lot 1, as
shown on a plat being recorded in the R.M.C. Office for Greenville, S. C.
in Plat Book A, page 183, said property in the City of Greenville, Greenville
County, S. C., and being more fully described as follows:

BEGINNING at an iron pin on the Southwest side of Elford Street, 100 feet
East of the corner of Elford and Brown Streets, and running thence with
the back line of property now or formerly of Hattie Williams, in a Southerly
direction, 66 feet more or less to an iron pin; thence in an Easterly
direction with line of Lot 2, 47 feet more or less to an iron pin on the
West side of Bay Street (formerly known as Bay Alley), thence in a Northerly
direction along the West edge of Bay Street, 70 feet more or less to an
iron pin on the Southwest side of Elford Street at corner of said Elford
Street and Bay Street; thence along the Southwest side of Elford Street in
a Westerly direction 47 feet more or less to the beginning corner.

This is the same property conveyed to me by deed of William B. Ducker of
even date herewith and this mortgage is given to secure the unpaid portion
of the purchase price.