

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, CHARLES J. DUNCAN,

(hereinafter referred to as Mortgagor) SEND ~~(S)~~ GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 refer-

ence, in the sum of Five Thousand Two Hundred Fifty and No/100ths -----

DOLLARS (\$ 5,250.00), with interest thereon from date at the rate of six (6%) -----

per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

October 1, 1971,

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, and also in consideration of the further sum of Three Dollars (\$3.00) 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, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being near the City of Greenville, in Greenville County, South Carolina, designated as Lot No. 5 of Sevier Court on plat prepared for Leslie & Shaw, Inc. by C. C. Jones & Associates, dated February 29, 1956, and recorded in the R.M.C. Office for Greenville County in Plat Book EE at page 180, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Bahan Street, joint front corner of Lots Nos. 4 and 5, and running thence with the line of Lot No. 4, N. 1-50 E. 109.9 feet to an iron pin; thence S. 88-10 E. 80 feet to an iron pin; thence S. 1-50 W. 150 feet to an iron pin; thence with the curve of the Northern side of Sevier Court, the chord of which is N. 48-27 W. 64.2 feet to an iron pin; thence continuing with the curve of the Northern side of Sevier Court, the chord of which is S. 68-12 W. 40 feet to the point of beginning.

The foregoing is identical property conveyed to the mortgagor herein by deed of Leslie & Shaw, Inc. of even date and to be recorded in the R.M.C. Office for Greenville County, S.C.

In the event Sevier Court is extended and the turn-around as shown on said plat is eliminated, that part of the turn-around abutting on said Lot 5, which shall have been eliminated so that said Lot 5 borders on Sevier Court as so relocated, shall be included under the terms of this mortgage.

CAROLINA FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE
By *[Signature]*
Vice-President

C.J.D.

[Handwritten notes and signatures at the bottom of the page]