

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

WE, JOSEPH C. DUNCAN, JR. AND LOIS C. DUNCAN SEND GREETING:

Whereas, We, the said Joseph C. Duncan, Jr. and Lois C. Duncan in and by our certain promissory note in writing, of even date with these Presents, are well and truly indebted to John R. Rodgers and J. Mack Woods in the full and just sum of Eighteen Hundred Forty and No One-Hundredths (\$1840.00) Dollars, to be paid in equal monthly payments of \$20.00 commencing April 15, 1957, and \$20.00 on the fifteenth day of each month thereafter until February 15, 1962 on which date the remaining unpaid balance will be due in full, with the right to anticipate in any amount before maturity,

, with interest thereon from Date at the rate of 6% per centum per annum, to be computed and paid Semi-Annually 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 We, the said Joseph C. Duncan, Jr. and Lois C. Duncan, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said John R. Rodgers and J. Mack Woods according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to us, the said Joseph C. Duncan, Jr. and Lois C. Duncan, in hand well and truly paid by the said John R. Rodgers and J. Mack Woods 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 John R. Rodgers and J. Mack Woods, their heirs and assigns:

All that certain piece, parcel or lot of land situate, lying and being in Putler Township, County of Greenville, State of South Carolina, designated as Lot No. 10 on a plat of Rodgers Valley Heights, prepared by C. O. Riddle, registered land surveyor, November, 1954, and recorded in the R. M. C. Office for Greenville County in Plat Book "GG" at page 103, and having according thereto the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of lots nos. 9 and 10, on the southern side of Howell Circle, and running thence along said circle S. 84-04 E. 300 feet to a concrete monument; thence along the curve of said Circle S. 57-24 E. 132.5 feet to an iron pin; thence S. 30-40 E. 115.9 feet to an iron pin; thence S. 7-33 E. 31 feet to an iron pin; thence along the line of the telephone cable S. 85-49 W. 473.7 feet to an iron pin; thence N. 8-34 W. 134.8 feet to an iron pin; thence N. 5-56 E. 135 feet to the point of beginning, said lot containing 2.27 acres more or less.