

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED
MAY 29 1957 A.M.



Mrs. Ollie Farnsworth
R. M. C.

To All Whom These Presents May Concern:

I, Ralph Duncan - - - - SEND GREETING:

WHEREAS, I the said Ralph Duncan
in and by my certain promissory note in writing of even date with these Presents, am well
and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of
Three Hundred & no/100 - - - - (\$300.00) Dollars,
with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to
bear interest at the same rate, to be repaid in installments of

Four & 80/100 - - - - (\$ 4.80) dollars
due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest
and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments
to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any,
incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder
shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of
said Association, or with 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 said note further providing for a reasonable
attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible
as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected
by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Ralph Duncan
in consideration of the said debt and sums of money
aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION,
Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00)
Dollars to me the said mortgagor in hand well and truly paid by the said mortgagee, at and
before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained,
sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND
LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter con-
structed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Highland
Township, School District 13-F, having the following metes and bounds to wit:-

BEGINNING at a point on the Jordan Road, at corner of land now or formerly owned by
W. G. Lindsey, and running with said Lindsey line in a northeastern direction 194
feet, more or less, to a corner; thence continuing with said Lindsey line in a south-
eastern direction 197 feet, more or less, to a corner; thence S 32 W. with line of
adjoining property 3.36 chains (221.76 feet), more or less, to a corner on the Jordan
Road; thence with said Jordan Road N 55 W 2.92 chains (192.72) feet, more or less,
to the beginning corner, and containing approximately one acre, more or less. Also,
all that piece, parcel or lot of land in Highland Township, County and State aforesaid,
and having the following metes and bounds:-

Lying on the north side of the Jordan Road
about one mile North from Pleasant Hill Church in School District 13-F, bounded by
lands of W. G. Lindsay, T. W. Moon Estate lands and others; beginning on a stake on the
Moon line and runs thence N 65 W. 4.00 chains to a stake; thence S. 43 W 14.50 chains
on the W. G. Lindsey line to the Jordan Road; thence S 55 E down and with said road
3.78 chains to a point in said road; thence in a northeasterly direction 194 feet to
an iron pin; thence in a southeasterly direction 197 feet to an iron pin; thence N 32
E. 11.74 chains to a stake; the beginning corner, containing 6.80 acres, more or less.

This is the same land conveyed to John Lee by Louis Kirby by deed dated November 6, 1945,
recorded in Deed Book 282, page 357, R. M. C. Office, Greenville County. These said
parcels of land lie adjoining each other. BUT excluded from this conveyance and the
conveyance made to John Lee by Louis Kirby is a two acre tract of land which was conveyed
by John Lee to Ralph Duncan by deed dated March 27, 1948, recorded in Deed Book 342,
page 82, thus leaving 5.80 acres.

paid Oct. 19, 1962

*Citizens B. & L. Association
Greer, S.C. W. O. Maddox
Secy - Treas.*

*witness:
Bonnie B. Phillips*

SATISFIED AND CANCELLED OF RECORD
23 DAY OF Oct. 19 62
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:20 O'CLOCK P.M. NO. 10744