

The State of South Carolina,

GREENVILLE CO. S. C.

County of GREENVILLE

MAY 8 4 04 PM 1938

To All Whom These Presents May Concern:

I, M. G. PROFFITT

CLERK OF THE COURT
R. M. D.

SEND GREETING:

Whereas, I, the said M. G. Proffitt
hereinafter called the mortgagor(s)
in and by my certain promissory note in writing, of even date with these presents, am well and truly
indebted to CARL DUNCAN and ESTELLE R. DUNCAN
hereinafter called the mortgagee(s), in the full and just sum of Twenty-eight Thousand and no/00 --
----- DOLLARS (\$ 28,000.00), to be paid
Five years from date

, with interest thereon from date
at the rate of five (5%) percentum per annum, to be computed and paid
semiannually

until paid in full; all interest not paid when due to bear
interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then 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, be-
fore 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(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's 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 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 con-
sideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mort-
gagee(s) 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 CARL DUNCAN and ESTELLE R.
DUNCAN

All that piece, parcel or tract of land in Greenville Township,
Greenville County, State of South Carolina on the southeast side of
Edwards Road, being known and designated as Tract No. 5, containing 12
acres, more or less, on plat of the C. B. McCarter Estate, prepared by
W. J. Riddle, Surveyor, June 29, 1939, and being more particularly
described as follows:

BEGINNING at a point in the center of Edwards Road, the front joint
corner of Tracts Nos. 4 and 5; thence with the center of said Edwards
Road, N. 42-15 E. 511 feet to a point in the center of a bridge over
a branch; thence with the branch as the line as follows: S. 50 E. 135
feet; S. 32-30 E. 322 feet; S. 37-15 E. 285 feet; thence continuing
with said branch as a line, S. 65-15 E. 99 feet to an iron pin, corner
of property now or formerly of J. Y. McCarter; thence with the line of
said property, S. 37-15 W. 731 feet to an iron pin, corner of Tract
No. 4; thence with the line of said tract, N. 27-0 W. 945 feet to the
beginning corner.

It is understood by the mortgagees that the above tract of land
will be subdivided into residential building lots by the mortgagor,
and the mortgagees agree to release said lots so subdivided from the
lien and effect of this mortgage upon the payment to them of the sum
of \$1275.00 for each lot.