

FILED  
**MORTGAGE** GREENVILLE CO. S. C.

MAY 20 10 08 AM 1958

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

OLLIE J. JENNINGS  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**JAMES W. DUNCAN**

of  
, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto THE INDEPENDENT LIFE AND ACCIDENT INSURANCE COMPANY, a corporation organized and existing under the laws of Florida, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Fifty-seven Hundred and No/100** ----- Dollars (\$ **5700.00** ), with interest from date at the rate of **six**----- per centum ( **6 %** ) per annum until paid, said principal and interest being payable at the office of The Independent Life and Accident Insurance Company in Jacksonville, Florida, or at such other place as the holder of the note may designate in writing, in monthly installments of **Fifty-seven and No/100** ----- Dollars (\$ **57.00** ), commencing on the **1** day of **July** , 19 **58**, and on the **1** day of each month thereafter until the principal and interest are fully paid.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of

**Greenville** , State of South Carolina:

All that certain piece, parcel or tract of land in Oneal Township, Greenville County, State of South Carolina, on the western side of the Buncombe Road 6 miles northwest from Greer, and near the Double Springs Baptist Church, bounded on the north by the lands of Lawrence Thompson, on the east by Buncombe Road, on the south by the Estate of Wash Lynn, on the west by D. H. Hannon, containing 72 acres, more or less, being shown as Tract No. 2 on plat of property of Louis Sherfesee, and having according to a more recent survey by Terry T. Dill the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the Buncombe Road at corner of property of L. E. Thompson, and running thence with the Thompson line S. 81-30 W. 2822 feet to an iron pin in line of Hannon Estate; thence with the line of Hannon Estate S. 27-00 W. 1820 feet to an iron pin; thence along the line of property of Clinton J. Lynn and George Lynn N. 67-50 E. 4023 feet to an iron pin in middle of Buncombe Road; thence with said Buncombe Road N. 19-0 W. 200 feet to an iron pin; thence continuing with center of said road N. 7-34 W. 346.7 feet to an iron pin, point of beginning.

Being the same premises conveyed to the mortgagor by deed of F. C. Blackwell to be recorded herewith.

Together with all and singular the rights, members hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

*For Satisfaction See R. E. M. Book 816 Page 297*

SATISFIED AND CANCELLED BY REC'D  
12 19 60  
Ollie Jennings  
R.M.C.  
47355 P. 22754