

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES W. DUNCAN (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TAYLORS LUMBER COMPANY, A CORPORATION (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 reference, in the sum of **Thirteen Hundred One and 05/100** -----

DOLLARS (\$1301.05),

with interest thereon from date at the rate of **six(6%)** per centum per annum, said principal and interest to be repaid: **one year from date with interest thereon from date at the rate of six per cent, per annum, to be comouted and paid at maturity**

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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, his heirs, successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Oneal Township, on the western side of the Buncombe Road 6 miles northwest from Greer, and near the Dougle 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.

It is understood and agreed that this is a second mortgage, junior in lien only to the mortgage executed by James W. Duncan to Independent Life & Accident Insurance Company of even date, in the amount of \$5700.00.

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 any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

Handwritten notes and signatures at the bottom of the page, including the number 22577.