

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 23 4 48 PM 1959

BOOK 776 PAGE 397

To All Whom These Presents May Concern:

I, James Clyde Hammett

SEND GREETING:

Whereas, I, the said James Clyde Hammett
in and by my certain promissory note in writing, of even date with these
Presents, am well and truly indebted to Virginia T. Duncan
in the full and just sum of Eighteen Hundred and no/100 (\$1800.00) Dollars
, to be paid Twenty and no/100 (\$20.00) Dollars the 4th
day of January, 1959 and \$20.00 the 4th day of each month thereafter
until paid in full, payment to be applied first to interest and the
balance to principal.

, with interest thereon from date
at the rate of 6 per centum per annum, to be computed and paid 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 I, the said James Clyde Hammett
, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said

Virginia T. Duncan according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to me, the said James Clyde Hammett
, in hand well and truly paid by the said Virginia T. Duncan
at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bar-
gained, sold and released, and by these Presents do grant, bargain, sell and release unto the said
Virginia T. Duncan

All that certain piece, parcel or lot of land in Greenville Township,
Greenville County, State of South Carolina, being shown and designated
as Lot 86 of Monaghan Subdivision, Section 2, according to a plat made
by the Piedmont Engineering Company, recorded in Plat Book GG at page
151, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southwest side of Floyd Street, front
corner of Lots 86 and 87; running thence with the line of said lots
S. 38-30 W. 160 feet to an iron pin; thence S. 51-30 E. 75 feet to an
iron pin, rear corner of lots 85 and 86; thence with the line of lot
85, N. 38-30 E. 160 feet to an iron pin on Floyd Street; thence with
said street N. 51-30 W. 75 feet to the beginning.

RECORDED AND INDEXED BY RECORDS
DEPT. OF
GREENVILLE COUNTY, S. C.
FEB 23 1959