

GREENVILLE, S. C.

BOOK 793 PAGE 421

JUN 24 10 18 AM 1959

**Fountain Inn Federal Savings & Loan Association**

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

} SS:

**MORTGAGE**  
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**Alfred C. Duckett and Mary Frances H. Duckett**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 **Nine Thousand Five Hundred and No/100**

DOLLARS (\$ **9,500.00**), with interest thereon from date at the rate of **Six (6%)** per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

**August 1, 1974**

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, and also in consideration of the further sum of Three Dollars (\$3.00) 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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, Fairview Township**, being known and designated as the northern portion of Lot No. 10 according to survey made for **Mary E. Leake** by **Lewis C. Godsey**, dated **February, 1959**, to be recorded in the R. M. C. Office for Greenville County and being more particularly described in accordance with said plat, to-wit:

**BEGINNING** at an iron pin on the western side of Bryson Drive, joint front corner of Lots 9 and 10 and running thence along Lot 9 S. 28-30 W. 150 feet to iron pin; thence S. 64-47 E. 115.8 feet; thence N. 56-30 E. 160 feet more or less; thence N. 65-53 W. 157.9 feet to iron pin, being the point of beginning.

The above described property is conveyed subject to the following restrictive covenants: (1) said property above described shall be used for residential purposes only; (2) No structure shall be placed on said above described lots costing less than \$5,000.00; nor nearer the front lot line than 40 feet; (3) No lot shall be recut to have a frontage of less than 80 feet, nor more than one house per lot.

This being the same property as conveyed to Mortgagors by deed of **Mary C. Leake** dated **April 1st, 1959** and recorded in the R. M. C. Office for Greenville County in Deed Book 621, at Page 204.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 26 PAGE 287

RECORDED AND CANCELLED OF RECORD  
3 DAY OF OCT 1974  
*Thomas J. ...*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 1:02 P.M. PAGE NO. 8519