

MORTGAGE OF REAL ESTATE

State of South Carolina

DEC 31 2 23 PM 1959

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Janie M. Duncan -

SEND GREETING:

WHEREAS, I the said Janie M. Duncan

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Seven Thousand Five Hundred & no/100 - - - (\$7500.00) Dollars, with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Eighty One & 73/100 - - - (\$81.73) dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Janie M. Duncan, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the North side of McDade Avenue (formerly Wilson Ave.), adjoining the limits of the City of Greer on the North side thereof, designated as Lot No. one (1) of the E. D. Dobson property, plat thereof recorded in Plat Book T, page 253, R. M. C. Office for Greenville County, and being more particularly designated and shown as the property of William W. Morrow according to survey and plat thereof by H. S. Brockman, Registered Surveyor, dated June 21, 1950, and having the following courses and distances, to wit:-

BEGINNING at an iron pin on the North side of McDade Avenue, Southeast corner of said lot and 112.8 feet Westward from the intersection of McDade Avenue and the old Mosteller Road, and running thence N 9-55 W. 150 feet to an iron pin on line of lot no. 37 of the Nancy W. Finley property (now or formerly); thence S 80-05 W 62 feet to an iron pin, corner of lot No. 2 of the E. D. Dobson property; thence along the line of lot No. 2, S 9-55 E. 150 feet to an ironpin on the North side of McDade Ave.; thence along the North side of McDade Ave., N 80-05 E. 62 feet to the beginning corner.

This is the same property conveyed to me by William W. Morrow by deed dated Dec. 30, 1959, to be recorded in R. M. C. Office for Greenville County.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 257 PAGE 12

SATISFIED AND CANCELLED OF RECORD
2 DAY OF April 19 72
Hannie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:56 O'CLOCK P. M. NO. 21276