

OCT 13 10 45 AM 1961

State of South Carolina

COUNTY OF GREENVILLE

BILLY MACK ROGER and DONNA L. ROGER

WHEREAS, we the said Billy Mack Roger and Donna L. Roger SEND GREETING:

in and by our certain promissory note in writing, of even date with these presents hereinafter called the mortgagor(s) indebted to WILLIAM B. DUCKER hereinafter called the mortgagee(s)

in the full and just sum of Two Thousand and No/100 (\$2,000.00) DOLLARS, to be paid

interest thereon from date hereof until maturity at the rate of six (6) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 9th day of November, 1961, and on the 9th day of each month thereafter the sum of \$ 50.00

interest and principal of said note, said payments to continue until principal and interest are paid in full. The aforesaid monthly payments of \$ 50.00 each are to be applied first to interest at the rate of six (6) per centum per annum on the principal sum of \$2,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 its 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 ten (10%) per cent, of the indebtedness as attorney's 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 we the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us

the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said WILLIAM B. DUCKER, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the North side of Northway Drive, in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot 147, on plat of a subdivision known as Orchard Acres, Section Three, as shown on a plat of said subdivision prepared by J. Mac Richardson, Surveyor, May, 1960, recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, page 143, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern edge of Northway Drive at joint front corner of Lots 146 and 147 and running thence with the line of Lot 146, N. 4-24 W., 170.2 feet to an iron pin; thence N. 75-13 E., 103.5 feet to an iron pin; thence with the line of Lot 148, S. 4-24 E., 189.3 feet to an iron pin on the Northern edge of Northway Drive; thence along the Northern edge of Northway Drive, S. 85-36 W., 100 feet to the beginning corner.

THIS is the same property conveyed to the Mortgagors by deed of the mortgagee, to be recorded herewith, and this mortgage shall be junior in rank to the lien of that mortgage this date given by us to Fidelity Federal Savings and Loan Association, Greenville, S. C., in the original amount of \$16,500.00, to be recorded herewith.

Satisfied & paid in full 9/11/64

William B. Ducker

John ...

147 ...