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R. M. C.

BOOK 877 PAGE 397

SOUTH CAROLINA

VA Form VB-6225 (Home Loan)
April 1955. Use Optional. Servicemen's Readjustment Act (38 U. S. C. A. 694 (a)). Acceptable to Federal National Mortgage Association.

MORTGAGE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

WHEREAS: Jennings Ligon Duncan, Jr.

Greenville, South Carolina

of
, hereinafter called the Mortgagor, is indebted to

C. Douglas Wilson & Co.

, a corporation

organized and existing under the laws of the State of South Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirteen Thousand Two Hundred Fifty and No/100

Dollars (\$ 13,250.00), with interest from date at the rate of

five and one-fourth per centum (5 $\frac{1}{4}$ %) per annum until paid, said principal and interest being payable at the office of C. Douglas Wilson & Co.,

in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Eighty-Nine and 29/100

Dollars (\$ 89.29), commencing on the first day of

February, 1962, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of January, 1982.

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, assigned, sold, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of Greenville State of South Carolina;

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the westerly side of Afton Avenue, in the City of Greenville, South Carolina, being shown as the greater portion of Lot No. 48 on the Plat of Alta Vista, recorded in the RMC Office for Greenville County, S. C., in Plat Book G, page 20, and having according to a more recent survey made by R. W. Dalton, entitled "Property of Jennings Ligon Duncan, Jr.", dated December, 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Afton Avenue, joint front corner of Lots Nos. 48 and 49 and running thence along the common line of said Lots N 85 - 40 W 160 feet to an iron pin in the rear line of Lot No. 40; thence along the rear line of Lots Nos. 40 and 41 N 4 - 15 E 58.6 to an iron pin; thence on a new line through Lot No. 48 S 86 - 03 E 160 feet to an iron pin on the westerly side of Afton Avenue, joint front corner of Lots Nos. 48 and 47; thence along the westerly side of Afton Avenue S 4 - 15 W 60 feet to an iron pin the point of beginning.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;