

Mortgage on Real Estate

MORTGAGE



STATE OF SOUTH CAROLINA
COUNTY OF ~~SPARTANBURG~~ GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, James Q. Duncan

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

WHEREAS, the Mortgagor is well and truly indebted unto HOME BUILDING & LOAN ASSOCIATION, Easley, 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 Twelve Hundred and no/100's-----

DOLLARS (\$ 1,200.00), with interest thereon from date at the rate of six (6%) per centum per annum, said principal and interest to be repaid 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:

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 grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain 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 ~~Robeson~~ GREENVILLE, in Grove Township, known as Lot No. 12 of the B. W. Burdette Subdivision, this lot being more fully described by a plat prepared by C. C. Jones and Associates on May 23, 1957, same being recorded in the R.M.F. Office for Greenville County in Plat Book 00, at page 13, and according to said plat having the following metes and bounds, to-wit: BEGINNING at a nail cap near the center of an abandoned road and the intersection of a County road which goes to U.S. 29, thence more or less down the center of said County road N. 34-12 W. 285.5 feet to an iron pin on the east side of said County road; thence N. 62-58 W. 97.3 feet to a spike in the railway right of way; thence S. 89-30 W. along the line of the Cothran property, 382.4 feet to a nail and cap in the center of the old Piedmont-Pelzer Road; thence S. 25-20 W. 314 feet, more or less, along the East side of the Old Piedmont-Pelzer Road, crossing another road which intersects with same to a nail and cap at BEGINNING corner; being the same land conveyed to James Q. Duncan by H.I. Durham by deed dated August 29, 1958, recorded in Book of Deeds , at page , in the office of the Register of Mesne Conveyance for Greenville County, South Carolina."

Jan 1, 1965
Paid and satisfied in full
Home Building & Loan Assn.
Easley, South Carolina
By Sam D. Capel
Witness: Helen R. Bailey
Elizabeth H. Baker

REGISTERED AND CANCELLED IN GREENVILLE
2nd of June 1965
9:30 a. 33844