

MORTGAGE OF REAL ESTATE

State of South Carolina }  
COUNTY OF GREENVILLE

REC'D  
GREENVILLE CO. S. C.  
OCT 19 1 49 PM 1962  
OLLIE L. WORTH  
K. M. C.

To All Whom These Presents May Concern:

We, Ralph Duncan and Willie Mae L. Duncan

SEND GREETING:

WHEREAS, we the said Ralph Duncan and Willie Mae L. Duncan  
in and by our certain promissory note in writing of even date with these Presents, are well  
and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of  
Ten thousand, Eight hundred and no/100 (\$ 10,800.00 ) 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

One hundred seventeen and 96/100 (\$ 17.96 ) 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 we the said Ralph Duncan  
and Willie Mae L. 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 us 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 con-  
structed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Saluda Town-  
ship, lying on the Southern side of Dividing Water Road and being shown as 14.94 acres  
more or less according to a plat of property made for Mack C. and Elma Lee Thomas by  
Terry T. Dill, surveyor, dated Oct. 5, 1962, which plat is to be recorded and has the  
following metes and bounds, to wit:

BEGINNING at an iron pin in the center of said road, iron pin set off on Southern side  
of said road, the western corner of the property herein conveyed and corner of Timber-  
land Inc., and running thence S. 53-45 E., 1568.5 feet along said Timberland Inc., to  
corner of M. C. Thomas; thence N. 45-00 E., 926.1 feet along Thomas to center of said  
road, iron pin set off on southern bank of said road; thence along the center of said  
road the following courses and distances, N. 84-30 W., 100 feet, S. 76-36 W., 200 feet,  
S. 85-23 W., 100 feet, N. 79-23 W., 200 feet, N. 87-50 W., 100 feet, N. 71-09 W., 100  
feet, N. 76-08 W., 568 feet to the beginning corner.

This is a part of the same property conveyed to Mack C. Thomas and Elma Lee Thomas  
by deed recorded in deed book 354 page 58, Greenville County R. M. C. Office and a  
part of 202 page 153, Greenville County R. M. C. Office.

ALSO that certain lot, parcel or tract of land, in Greenville, Highland Township, School  
District 13-F, having the following metes and bounds to wit:-

BEGINNING at a point on the Jordan Road, at corner of land now or formerly owned by  
W. G. Lindsey, and running with said Lindsey line in a northeastern direction 194 feet,  
more or less, to a corner; thence continuing with said Lindsey line in a southeastern  
direction 197 feet, more or less, to a corner; thence S. 32 W. with line of adjoining  
property 3.36 chains (221.76 feet), more or less, to a corner on the Jordan Road; thence  
with said Jordan Road N. 55 W. 2.92 chains (192.72) feet, more or less, to the beginning  
corner, and containing approximately one acre, more or less. Also, all that piece,  
parcel or lot of land in Highland Township, County and State aforesaid, and having the  
following metes and bounds:-

Lying on the North side of the Jordan Road about one mile North from Pleasant Hill Church  
in School District 13-F, bounded by lands of W. G. Lindsey, T. W. Moon Estate lands and

(over)

For Release See R. 6 Mr. Box 6 918 Page 139