

NOV 15 2 21 PM 1955

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

BOOK MORTGAGE OF REAL ESTATE

BOOK 1013 PAGE 573

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Alvin J. and Eunice Duncan

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation,  
100 East North Street, Greenville, South Carolina

(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 Two Thousand Seven Hundred Sixty Dollars and No/100..  
..... Dollars (\$ 2760.00 ) due and payable

Twenty-four monthly installments of One Hundred Fifteen Dollars Each (24 X \$115.00)

with interest thereon from date at the rate of XXXXXXXX per centum per annum, to be paid:

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 purposes;

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 grant-  
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-  
signs:

"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 Greenville, being known and designated as Lot 171  
as shown on a revised plat No. 5 of Sans Souci Heights recorded in Plat Book "BE"  
at Page 191, and being more particularly described according to a recent survey  
prepared by C. C. Jones as Follows:

BEGINNING at an iron pin in the northern side of Langston Drive which pin  
is 142 feet east of the intersection of Langston Drive at Merriweather Street and  
the joint from corner of Lots 171 and 172 and running thence with Langston Drive  
N. 65-52 E. 70 feet to an iron pin corner of Lot 170; thence with the line of  
said Lot N. 21-06 W. 154 feet to an iron pin; thence S. 69-54 W. 70 feet to an  
iron pin rear corner of Lot 172; thence with the line of said lot S. 21-06 E. 157.8  
feet to the point of beginning.

Being the same premises conveyed to the grantor by Ben F. Perry by deed  
recorded in Deed Book 498 at Page 466

Recorded in Deed Book 504 Page 144, July, 1954.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-  
pertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting  
fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such  
fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right  
and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances  
except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the  
Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

SATISFIED AND CANCELLED OF RECORD

8<sup>th</sup> DAY OF Feb. 19 85

*Donnie S. Tankersley*

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:38 O'CLOCK A. M. NO. 23469

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 88 PAGE 757