



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Robert W. Duncan and Betty S. Duncan, of Greenville County,

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Fifteen Thousand, Seven Hundred Fifty and No/100----- (\$15,750.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Six and 35/100----- (\$ 106.35) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, on the southwestern side of Theodore Drive, being shown as Lot 21 on a plat of Carolina Heights, dated August 1964, by Dalton & Neves and recorded in the R. M. C. Office for Greenville County in Plat Book BBB at page 29 and being more particularly described as follows:

"BEGINNING at an iron pin on the southwestern side of Theodore Drive, joint front corner of Lots 20 and 21 and running thence with the joint line of said lots, S. 41-38 W. 145 feet to an iron pin, joint rear corner of said lots; thence S. 48-22 E. 105 feet to an iron pin on the edge of unnamed street; thence with said street, N. 41-38 E. 120 feet to an iron pin; thence along the intersection of said unnamed street and Theodore Drive, the chord being N. 3-22 W. 35.3 feet to an iron pin on the southwestern side of Theodore Drive; thence with said drive, N. 48-22 W. 80 feet to an iron pin, point of beginning; being the same conveyed to us by Dempsey Construction Company, Inc. by deed of even date to be recorded herewith."

SATISFIED AND CANCELLED OF RECORD
9th DAY OF May 1971
Dennis S. Tankersley
R. M. C. FOR GREENVILLE COUNTY S. C.
AT 1:58 O'CLOCK P. M. NO. 22605

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 124 PAGE 57