

JUL 5 9 59 AM 1967

BOOK 1062 PAGE 322



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Lewis Coleman Duckett, of Minneapolis, Minnesota,

(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

One Thousand and No/100-----\$ 1,000.00) 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 Twenty-Three and 95/100-----\$ 23.95) 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 4 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, within the corporate limits of the City of Greenville, being Lot 7 of Block 4 on Sheet 87 of the City Block Book and having, according to a plat of the Property of Lewis Coleman Duckett prepared by Piedmont Engineering Service, September 11, 1954, the following metes and bounds, to-wit:

"BEGINNING on a stake at the southwestern corner of the intersection of Dunbar Street and Hopkins Street and running thence along the western side of Hopkins Street, N. 12-0 E. 101.2 feet to a stake; thence N. 78-31 W. 52.7 feet to a stake; thence S. 12-0 W. 100 feet to a stake on the northern side of Dunbar Street; thence along the northern side of Dunbar Street, S. 77-13 E. 52.7 feet to the beginning corner; being the same devised to me under Item III of the J. P. Chappell will, the said J. P. Chappell having died February 3, 1953, the will being on file in the Office of the Probate Judge for Greenville County in Apartment 619, File 16. This property is one of the lots conveyed to the said J. P. Chappell and Harriet Dogan by A. J. Williams by deed dated March 18, 1897 and recorded in the R. M. C. Office for Greenville County in Deed Vol. CCC at Page 698, the said Harriet Dogan having conveyed her undivided one-half interest to J. P. Chappell by deed dated March 2, 1899 and recorded in Deed Vol. FFF at Page 530."

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 1 PAGE 379

INTENDED AND CANCELLED OF RECORD

22 DAY OF July 19 71

Oliver Farnsworth

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

AT 11:32 O'CLOCK A. M. NO. 2207