

State of South Carolina

COUNTY OF GREENVILLE

JUN 17 1 22 PM '70

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

We, Burnes Duckett and Helen B. Duckett

SEND GREETING:

WHEREAS, we the said Burnes Duckett and Helen B. Duckett

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

One Thousand One Hundred and no/100- - - (\$1,100.00) Dollars,

with interest from the date hereof at the rate of eight per cent (8%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Forty Nine and 76/100 - - - - - (\$ 49.76) 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 Burnes Duckett and Helen B. Duckett, 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 mortgagors 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 constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the West side of Forest Street, near the Town of Greer in subdivision known as "NEEDMORE", containing 15/100 of an acre, more or less, according to a survey made by W. A. Christopher, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of said Street, and runs North 72-20 West 125 feet to an iron pin in an avenue near a large oak 3M; thence North $5\frac{1}{4}$ East 56 feet to an iron pin; thence South 72-20 East 125 feet to an iron pin in the center of Forest Street; thence with said Street South $5\frac{1}{4}$ West 56 feet to the beginning point. Bounded by lots of M. D. Fowler on the South, J. S. Sullivan on the West, and Hattie Broadus on the North, said premises being that conveyed to Fred L. Crow by Home Owner's Loan Corporation by deed dated December 31, 1940 and recorded in R. M. C. Office for Greenville County page 520, Book L.

This is the same property conveyed to us by Fred L. Crow by deed dated February 15, 1941; recorded in Deed Volume 230, page 274, in the R. M. C. Office for Greenville County.

ALSO: All that certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State and County aforesaid, lying and being near the Town of Greer, having the following metes and bounds, to wit:-

BEGINNING at an iron pin in the center of Frohawk Street, Nancy Jenkins' corner, and running thence N. 72-20 W. 125 feet to an iron pin on Sullivan's line; thence N. $5\frac{1}{4}$ E. 53 feet to an iron pin on Annie Smith's line; thence S. $75\frac{1}{2}$ E. 125 feet to an iron pin in the center of Frohawk Street; thence with said Street S. $5\frac{1}{4}$ W. 56 feet to the beginning corner, containing fifteen one-hundredths acres (15/100) more or less, according to the survey made by W. A. Christopher May 17, 1920, and is one of the lots conveyed Citizens Building & Loan Association, Greer, S. C. by T. H. & Hattie Broadue by DEED dated December 17, 1936, and recorded in R. M. C. Office for Greenville County in Vol. 193 at page 87. Bounded by lots now or formerly of J. S. Sullivan on the West and Smith on the North and Nancy Jenkins on the South.

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