

FILED
GREENVILLE CO. S. C.

AUG 24 2 24 PM '77

MORTGAGE

BOOK 1248 PAGE 337

ELIZABETH RIDDLE
RJA
STATE OF SOUTH CAROLINA }
County of Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: we, James R. Duncan and Virginia J. Duncan

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

WHEREAS, the Mortgagor is well and truly indebted unto WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, (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 TWENTY-ONE THOUSAND and no/100---

DOLLARS (\$ 21,000.00), with interest thereon from date at the rate as specified in said note, said principal and interest to be repaid as therein stated, said note provides that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of August 19 97, and

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 purpose;

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 granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwest side of Highway no. 253 in Oneal Township, and having the following courses and distances, to-wit: Beginning at a point in the center of said highway and running thence S.47-00 W.820 feet to an Iron Pin, thence S.47-00 W.220 feet to an Iron Pin, thence N.43-00 W.200 feet to an Iron Pin, thence N.47-00 E.220 feet to an Iron Pin, thence S. 43-00 E.150 feet to an Iron Pin, thence N.47-00 E.820 feet to a point in center of said highway, thence with the center of said highway S. 46-30 E.50 feet to the beginning point. This being a part of the property described in deed of Virginia B. Janik to Alexander S. Janik recorded in said office in Deed Book 297, page 450. Also see deed of Virginia B. Janik to Alexander S. Janik recorded in said office in Deed Book 288, page 58. This being the same property described in Quit Claim deed of Alexander S. Janik to mortgagors herein, which deed will be recorded forthwith in the said office. For a more particular description see plat prepared for mortgagors herein by Terry T. Dill, Reg. Land Surveyor, dated Jan. 12, 1971 and which plat will be recorded forthwith in said office.

ALSO

All rights, privileges and easements appurtenant to mortgagors herein by their deed from Alexander S. Janik to Alexander S. Janik and Virginia B. Janik in connection with the lot of water front property owned by Alexander S. Janik's adjacent property.