

MORTGAGE OF REAL ESTATE—

"FILED"
GREENVILLE CO. S. C.

State of South Carolina

JUL 6 11 39 AM '73
DORRIS S. TANKERSLEY
R.M.C.

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Talmadge I. Duncan,

hereinafter called

the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to BANK OF GREER, GREER, S. C., hereinafter called Mortgagee, in the full and just sum of Eight Thousand and no/100-----DOLLARS, to be paid at the rate of \$76.46 per month beginning 30 days from date and each month thereafter for 180 months,

with interest thereon from date at the rate of 8 per centum per annum, to be computed and paid monthly until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agree(s) to pay all costs and expenses including a reasonable amount as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee,

ALL that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, O'Neal Township, near O'Neal, and lying on the southeast side of the road that leads from O'Neal to Berry's Mill, and being a part of the same land that was conveyed to me by Deed from Jessie J. Bramlett, September 27, 1951, recorded in the R. M. C. Office for Greenville County in Deed Book 443 at Page 264 and having the following courses and distances, to wit:

BEGINNING on a nail in the said road, joint corner of the O'Neal Church of God lot, and runs thence with the line of the said lot, S. 47-20 E. 254 feet to an iron pin on the said line (there is also an iron pin on the bank of the road at 26 feet); thence a new line S. 63-09 W. 125.4 feet to an iron pin; thence N. 37-45 W. 217 feet to a nail and cap in the said road (iron pin back on line at 25 feet); thence with the said road, N. 45-15 E. 82 feet to the beginning corner, containing Fifty Five One-Hundredths (0.55) of one acre, more or less.