

State of South Carolina

COUNTY OF GREENVILLE

FILED BOOK 1293 PAGE 163
GREENVILLE CO. S. C.
OCT 13 12 48 PM '70
DONNIE S. TANKERSLEY
R.M.C.

To All Whom These Presents May Concern:

Ralph Duncan and Willie Mae L. Duncan

SEND GREETING:

WHEREAS, we the said Ralph Duncan and Willie Mae L. Duncan 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 Three Thousand Four Hundred and No/100 (\$ 3,400.00) 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 Fifty Three and No/100 (\$ 53.00) 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 Ralph Duncan and Willie Mae L. Duncan, 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, Saluda Township, lying on the Southern side of Dividing Water Road and being shown as 14.94 acres more or less according to a plat of property made for Mack C. and Elma Lee Thomas by Terry T. Dill, surveyor, dated Oct. 5, 1960, which plat is to be recorded and has the following metes and bounds, to wit: (Plat book CCC page 21B)

BEGINNING at an iron pin in the center of said road, iron pin set off on Southern side of said road, the western corner of the property herein conveyed and corner of Timberland Inc. and running thence S. 53-45 E., 1568.5 feet along said Timberland Inc. to corner of M. C. Thomas; thence N. 45-00 E., 926.4 feet along Thomas to center of said road, iron pin set off on southern bank of said road; thence along the center of said road the following courses and distances, N. 84-30 W. 100 feet, S. 76-36 W., 200 feet, S. 85-23 W., 100 feet, N. 79-23 W., 200 feet, N. 87-50 W., 400 feet, N. 71-09 W., 400 feet, N. 76-08 W., 568 feet to the beginning corner.

This is a part of the same property conveyed to Mack C. Thomas and Elma Lee Thomas by deed recorded in deed book 354 page 58, Greenville County R. M. C. Office and a part of 202 page 153, Greenville County R. M. C. Office.



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