

State of South Carolina

COUNTY OF GREENVILLE

CITIZENS B & L ASSOCIATION
P. O. BOX 383, 117 TRADE ST.
GREER, S. C. 29651

To All Whom These Presents May Concern:

We, Rufus L. Duncan and Shirley W. Staton Duncan (same as Shirley W. Staton) SEND GREETING:

WHEREAS, we the said Rufus L. Duncan And Shirley W. Staton Duncan (same as Shirley W. Staton) 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

Five Thousand and No/100 - - - - - (\$ 5,000.00) Dollars,

with interest from the date hereof at the rate of nine per cent (9 %) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of One Hundred Three and 80/100 - -

- - - - - (\$ 103.80) 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 Rufus L. Duncan and Shirley W. Staton Duncan (same as Shirley W. Staton) 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 mortgagor, 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, situate on the East side of Pine Street Extension in the city of Greer, and being known and designated as Lot No. One (1) of the Mrs. Evelyn Gentry Subdivision as shown on plat prepared by H. S. Brockman, Surveyor, dated April 12, 1941, and which plat was recorded in the R. M. C. office for Greenville County in Plat Book P, page 3, and being particularly designated and shown on plat prepared for Milledge B. Hemphill by H. S. Brockman, Registered Surveyor, dated February 16, 1955, and which plat has been recorded in said office in plat book FF at page 275. Said lot has a frontage of 75 feet on Pine Street Extension with a uniform depth of 150 feet.

This is the same property conveyed to Jimmy L. Staton and Shirley W. Staton (same as Shirley W. Staton Duncan) by Elmer S. Wilson, by deed dated February 7, 1964 and recorded in the R. M. C. Office for Greenville County in Deed Book 742 at page 43, with the one half interest of Jimmy L. Staton being conveyed to Shirley W. Staton (same as Shirley W. Staton Duncan) by deed dated April 26, 1968, recorded in deed book 843, page 96, Greenville County R. M. C. Office. A one half interest in this property was conveyed to Rufus L. Duncan by deed dated August 7, 1969 by Shirley W. Staton Duncan (same as Shirley W. Staton) recorded in deed book 873, page 498, Greenville County R. M. C. Office.

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