

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Ralph Duncan - - - - - SEND GREETING:

WHEREAS, I the said Ralph Duncan

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Fifteen Hundred & no/100 - - - - - (\$ - 1500.00) Dollars, with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Twenty-four & no/100 - - - - - (\$ 24.00) 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 I the said Ralph 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 me 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, Highland Township, School District 13-F, having the following metes and bounds to wit:-

BEGINNING at a point on the Jordan Road, at corner of land now or formerly owned by W. G. Lindsey, and running with said Lindsey line in a northeastern direction 194 feet, more or less, to a corner; thence continuing with said Lindsey line in a southeastern direction 197 feet, more or less, to a corner; thence S 32. W. with line of adjoining property 3.36 chains (221.76 feet), more or less, to a corner on the Jordan Road; thence with said Jordan Road N. 55 W. 2.92 chains (192.72) feet, more or less, to the beginning corner, and containing approximately one acre, more or less. Also, all that piece, parcel or lot of land in Highland Township, County and State aforesaid, and having the following metes and bounds:

Lying on the north side of the Jordan Road about one mile North from Pleasant Hill Church in School District 13-F, bounded by lands of W. G. Lindsay, T. W. Moon Estate lands and others; beginning on a stake on the Moon line and runs thence N 65. W. 4.00 chains to a stake; thence S. 43 W. 14.50 chains on the W. G. Lindsey line to the Jordan Road; thence S. 55 E. down and with said road 3.78 chains to a point in said road; thence in a northeasterly direction 194 feet to an iron pin; thence in a southeasterly direction 197 feet to an iron pin; thence N 32 E. 11.74 chains to a stake; the beginning corner, containing 6.80 acres, more or less.

This is the same land conveyed to John Lee by Louis Kirby by deed dated November 6, 1945, recorded in Deed Book 282, page 357, R. M. C. Office, Greenville County. These said parcels of land lie adjoining each other. BUT excluded from this conveyance and the conveyance made to John Lee by Louis Kirby is a two acre tract of land which was conveyed by John Lee to Ralph Duncan by deed dated March 27, 1948, recorded in Deed Book 342, page 82, thus leaving 5.80 acres.

RECORDED AND INDEXED BY [unclear] COUNTY OF GREENVILLE, S. C. AT [unclear] 1948

Handwritten notes and signatures in the bottom left corner.