

DEC 9 1 25 PM 1958

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARMGORTH

R. M. C.

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: W., J.W. Duncand and Maude Duncan,

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

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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

Two Thousand ----- DOLLARS (\$ 2,000.00), with interest thereon from date at the rate of Six (6%) per centum per annum, said principal and interest to be repaid as therein stated, 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 hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Oneal Township, about one-half mile west from Oneal, lying on the northwest side of the May's Bridge Road, being a part of Tract No. 1 as shown on plat of property of C.A. Edwards, said plat made by H.S. Brockman, Surveyor, June 5, 1943, amended August 24, 1944, having the following courses and distances, to-wit:

BEGINNING on a point in the center of the said road, joint corner of W.E. Duncan and the old Roe Corner, and runs thence with the center of the said road, S. 43-15 W. 215 feet to a point in the center of the said road and joint corner of lands and joint corner of lands of H.M. and Ruby M. Fitts; thence with the line of Davis property, N. 42-35 W. 352 feet to an iron pin on the north bank of a waterway, joint corner of Davis land; thence with the line of W.E. Duncan, S. 75-30 E. 400 feet to the beginning corner, containing eighty-seven one-hundredths (.87) of one acres, more or less.

This is the same property conveyed to J.W. and Maude Duncan by deed of W.E. Duncan, recorded in Deed Book 504, page 132, R.M.C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

Handwritten notes and signatures in the bottom left corner, including names like "Gard" and "Special Agent".

RECORDED AND INDEXED BY REC'D
DAY OF
R. M. C. FOR GREENVILLE COUNTY, S. C.
with ORANGE R. M. NO.