



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, Albert Mills Duncan and Christine Epps Duncan SEND GREETING:

WHEREAS, we the said Albert Mills Duncan and Christine Epps Duncan

in and by our certain promissory note, in writing, of even date with these presents are well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Eight Thousand, Seven Hundred and No/100 - - - (\$ 8,700.00 - - -)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of

Sixty-Six and No/100 - - - - - (\$ 66.00 - - - ) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That we, the said Albert Mills Duncan and Christine Epps Duncan

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to us, the said Albert Mills Duncan and Christine Epps Duncan in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, being known and designated as a part of Tract No. 2 of the property of Putnam and Craft as shown on plat thereof made by W. J. Riddle, and having, according to a new survey made by W. J. Riddle on February 20, 1950, the following metes and bounds, to-wit:

"BEGINNING at an iron pin in the center of the Sulphur Springs Road at the corner of property now or formerly of Herbert Farr, and running thence along the center of said Sulphur Springs Road, N. 22-39 E. 200 feet to a point in the center of said road; thence still along the center of said Sulphur Springs Road, N. 21-51 E. 200 feet to an iron pin at the corner of property now or formerly belonging to W. L. Brown; thence along the line of the Brown property, S. 70-03 E. 707.9 feet to a stake at the corner of a tract heretofore conveyed to J. C. Duncan, et al; thence along the line of that property, S. 22-57 W. 216 feet, more or less, to a stake in line of Herbert Farr property; thence along the line of that property, N. 84-30 W. 735.1 feet to an iron pin at the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty.

"The above lot is shown as Lot No. 1 on plat of the property of Albert M. Duncan