

BOOK 568 PAGE 230

THE STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE.

FILED
GREENVILLE CO. S. C.
JUL 15 2 23 PM 1953
JULIE FARRINGTON

To All Whom These Presents May Concern: That I, James L.

Duncan,

SEND GREETING:

Whereas, We, the said James L. Duncan, and Virginia Duncan,

in and by my certain promissory note in writing, of even date with these

Presents, are well and truly indebted to Ben F. Perry,

in the full and just sum of ^{five hundred} three thousand/dollars (\$3,500.00.),

to be paid in monthly installments of ~~fifteen~~ ^{twenty} dollars ~~(\$15.00)~~ ^(\$20.00.)

each beginning the first day of May, 1953, and on the first day of each and every month thereafter until paid in full, with

with interest thereon from date

at the rate of six per centum per annum, to be computed and paid in said installments after the payment of the principle,

until paid in full: all interest not paid when due to bear

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That We, I, the said James L. Duncan, and Edna Virginia

Duncan,

in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said Ben F. Perry,

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to us ~~me~~, the said James L. Duncan, and Edna

Virginia Duncan, in hand well and truly paid by the said Ben F. Perry,

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 Ben F. Perry,

Lot numbered one hundred and sixty-five (165) Langston Drive, between Earnshaw Avenue and Merriweather Street, Sans Souci Heights, a Sub-Division on the New Buncombe Road about three miles north of the City of Greenville, said lot being more fully described on Plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "BB" at pages 90 and 91, and said Plat is hereby referred to and made a part hereof.

This mortgage is subject to a first mortgage negotiated through Hall & Cox for the sum of six thousand, ~~five thousand~~ dollars (\$6,500.00.)

Handwritten notes at the bottom of the page, including "Paid in full" and other illegible scribbles.