

First Mortgage on Real Estate

MORTGAGE

MAR 3 12 54 PM 1973

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, WILLIAM B. DUCKER,

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, 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 ELEVEN THOUSAND AND NO/100 - - - - -

DOLLARS (\$ 11,000.00), with interest thereon from date at the rate of five (5%) per centum per annum, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, MARCH 1, 1973

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Chick Springs Township on the Northwestern side of U. S. Highway #29 (Super Highway) leading from Greenville to Greer, and being shown on plat of the property of Mrs. J. G. Lindsey, by Dalton & Neves, in June 1941 and having according to the said plat the following metes and bounds, to wit:

Beginning at an iron pin at the N. E. intersection of Super Highway #29 to a 20-foot road, and running thence along the Northwestern side of Super Highway N 44 E 275 feet to iron pin, corner of other property owned by the grantor; thence with the line of said property in a Northwestern direction and at right angles with said Highway 160 feet to an iron pin; thence in a Southwestern direction 160 feet to an iron pin on a 20-foot road leading into the Super Highway; thence with Eastern side of said 20-foot road S 20-20 E 85 feet to a stake; thence continuing with said 20-foot road S 12-28 E 147.2 feet to point of beginning.

The foregoing is the same conveyed to William B. Ducker by deed of Oliver R. and Elizabeth M. Edwards, of even date herewith, being recorded in the R. M. C. Office for Greenville County with the mortgage. This mortgage is subject to the restrictions set forth in the said deed.

William B. Ducker
11/11/73
Carolina Fed. S. & L. Assn.
Greenville, S.C.
W. E. Henderson
Pres. & Sec.
Witness
Katherine E. Middleton