

800 830 Plat 136

GREENVILLE CO. S. C.

JUL 12 3 58 PM 1960

First Mortgage on Real Estate

**MORTGAGE**

OLLIE FAY WORTH  
R.M.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**J. CLARENCE DUNCAN** (hereinafter referred to as Mortgagor) SEND(S) GREETING:  
**AND NINA J. DUNCAN**

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 Two Thousand and No/100 -----

DOLLARS (\$ 2000.00 ), 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, on the western side of McAdoo Avenue in the City of Greenville, being Lot 74 and the adjoining 30 feet of Lot 75 as shown on a plat of Glenn Grove Park recorded in Plat Book F, Page 233, and described as follows:

BEGINNING at an iron pin on the western side of McAdoo Avenue 27 feet north from Monticello Avenue at the corner of Lot 73 and running thence with the western side of said avenue N. 15-48 E. 80 feet to an iron pin; thence N. 74-12 W. 150 feet to an iron pin; thence S. 15-48 W. 80 feet to an iron pin at the corner of Lot 73; thence with the line of said lot S. 74-12 E. 150 feet to the beginning corner.

Being a portion of the property conveyed to the mortgagor by deed recorded in Deed Book 268, Page 422, and by deed recorded in Deed Book 245, Page 379.

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.

PAID AND RECEIVED BY  
THIS DAY OF  
FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION  
BY  
WITNESSES

RECORDED AND CANCELLED BY  
DATE OF  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
PLAT BOOK