

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }

COUNTY OF Greenville

I, W. G. Duncan

SEND GREETING:

WHEREAS, I the said W. G. Duncan

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to SOUTHEASTERN LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Four Thousand Five Hundred and no/100 (\$4,500.00) DOLLARS, to be paid at its principal office in Greenville, S. C.

payable as follows: The sum of \$300.00 to be paid on February 23, 1943, and the sum of \$300.00 on August 23rd and February 23rd of each year thereafter until the principal is paid in full,

*Lien Released By Sale*  
*Foreclosure 27 day of June*  
*A.D. 1945*  
*E-10253*  
*See Judgment Roll*  
*E. J. ...*

with interest thereon from date at the rate of five per cent, per annum, to be computed and paid semi- annually on the 23<sup>rd</sup> day of February and August in each year until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 its 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 attorney's 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 W. G. Duncan (the said W. G. Duncan) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said SOUTHEASTERN LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said W. G. Duncan in hand well and truly paid by the said SOUTHEASTERN LIFE INSURANCE COMPANY, 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 SOUTHEASTERN LIFE INSURANCE COMPANY

All that certain piece parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the northwest side of Lawton Avenue in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a survey made by R. E. Dalton August 15, 1941, the following metes and bounds, to-wit:

BEGINNING at a stake on the northwest side of Lawton Avenue, said stake being 313 feet north from the northwest corner of the intersection of Lawton Avenue and Perry Avenue, and running thence N. 69-00 W. 173 feet to a fence post; thence S. 20-14 W. 137 feet to a fence post; thence N. 71-00 W. 113 feet to an iron pin at corner of lot No. 40 on plat of Alexander McBee Estate; thence with line of Lot No. 40, the northeast end of Luther Street and Lot No. 41, N. 20-14 E. 368.7 feet to an iron pin; thence with the line of Lots No. 88, 89 and 90 on plat of Alexander McBee Estate, S. 68-22 E. 113 feet to an iron pin; thence S. 20-14 W. 169.1 feet to a fence post; thence S. 69-00 E. 173 feet to an iron pin on the northwest side of Lawton Avenue; thence with the northwest side of Lawton Avenue S. 20-14 W. 57.5 feet to the beginning corner.

This property consists of two parcels of land which were acquired by the mortgagor as follows:

- (1) Under deed from Emma J. Clifton dated February 9, 1924, recorded in the R. M. C. office for Greenville County, S. C., in Deeds Volume 82, page 418.
- (2) Under deed from Floride S. McBee, as Executrix under the will of Alexander McBee deceased, dated August 8, 1941, and to be recorded herewith.

ALSO all equipment and furnishings used in connection with the operation of the hatchery located on this property, together with an additions and replacements that may be placed thereon prior to the payment of the debt secured hereby, including but not limiting the following:

- One #34 Buckeye Electric Incubator.
- One #46-2 Buckeye Electric Incubator.
- One #45 Buckeye Electric Incubator.
- One #602-37 Buckeye Separate Hatcher.