

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, I. E. Duncan

SEND GREETING:

WHEREAS, I the said I. E. Duncan

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Eight Hundred and no/100 - - - - - (\$ 800.00) Dollars,

with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Twelve & 80/100 - - - - - (\$ 12.80) dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said

I. E. Duncan, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, near O'Neal, lying on the southeast side of the road that leads from O'Neal to Berry's Mill, being bounded on the north by the said road and other lands of Jessie J. Bramlett, and the O'Neal Church of God, on the east by the O'Neal Church of God, Jordan lands and others, on the south by lands of Robert Emery and the County of Greenville Chain Gang Camp, and on the west by the said camp and road leading to said camp and other lands of Jessie J. Bramlett, and being a part of the same land conveyed to Jessie J. Bramlett by deed from James L. Rollins September 13th 1940, recorded in the office of the R. M. C. for Greenville County in Deed Book 225 at page 220, the said deed having four tracts described and the tract being herein conveyed is a part of the first described tract and a part of the fourth described tract, and having the following courses and distances, to wit:-

Beginning on a point in the northern edge of the surfacing of the said road, joint corner of the church lot, and runs thence with the church lot line S. 47-20 E. 417.4 feet to an iron pin; thence with the rear line of the church lot, N. 47-50 E. 209.5 feet to an iron pin on the Jordan line; thence with the Jordan line and of others, S. 47-20 E. 988.5 feet to a stake on the northern side of branch; thence with the branch, N. 76-54 E. 100 feet to bend; thence S. 74-15 E. 72 feet to a stake on the southern side of branch; thence with the Emery line S. 58-35 W. 510 feet to iron pin, Camp corner; thence with Camp line, N. 51-15 W. 752 feet to an iron pin; thence with another Camp line S. 41-00 W. 223 feet to an iron pin in edge of road; thence with this road, N. 41-10 W. 665 feet to center of the O'Neal-Berry's Mill Road; thence with this road, N. 45-15 E. 345 feet to the beginning corner, containing Fourteen and Forty-Five One-hundredths (14.45) acres, more or less.

This is the same of lot of land conveyed to me by Deed by Jessie J. Bramlett, dated September 27, 1951, to be recorded in R. M. C. Office for Greenville County.

paid 6-3-52

Citizens B. & L. Association
Greer, S.C. W.D. Medlock, Secy - Treas.
By: H.B. McHenry
asst. Secy - Treas
Witness: H. Joyce Brewer

RECEIVED AND CANCELLED OF RECORD
3 DAY OF June
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:55 O'CLOCK P. M. 1952
12629