

STATE OF SOUTH CAROLINA,

County of Greenville

To all Whom These Presents May Concern:

WHEREAS We, J. C. Duncan and Cora May Duncan, of Greenville, are well and truly indebted to The South Carolina National Bank, Trustee for the John W. Arrington Foundation in the full and just sum of Two Thousand, Seven Hundred and No/100 - - - - - (\$2,700.00) Dollars, in and by our certain promissory note in writing of even date herewith, due and payable as follows: in monthly instalments of Forty and No/100 - (\$40.00) Dollars each, beginning on the 10th day of July, 1953, and continuing on the 10th day of each and every succeeding month thereafter until the principal debt has been paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month,

with interest from date at the rate of three (3%) per centum per annum until paid; interest to be computed and paid monthly and if unpaid when due to bear interest at same rate as principal until paid, and we have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said J. C. Duncan and Cora May Duncan in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us in hand well and truly paid at and before the sealing and delivery 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 The South Carolina National Bank, Trustee for the John W. Arrington Foundation, its successors and assigns forever:

All that certain piece, parcel, or tract of land situate, lying and being in the State of South Carolina, County of Greenville, and in Paris Mountain Township, and being known and designated as a part of Tract No. 2, of the property of Putman and Craft as shown on plat thereof made by W.J. Riddle, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin in the line of property of W. L. Brown at a point 707.9 feet east of the center of Sulphur Springs Road, and running thence along the line of that property, S. 70-03 E. 60 feet to an iron pin; thence still along the line of the Brown property, S. 84-41 E. 1215 feet to an iron pin; thence S. 44-05 W. 251 feet to an iron pin; thence N. 19-16 W. 200 feet to an iron pin; thence S. 68-50 W. 365.4 feet to an iron pin in line of the property of Herbert Farr; thence along the line of his property, N. 84-30 W. 775.4 feet to a stake, at a point 735.1 feet east of the center of Sulphur Springs Road; thence on a new line across said Tract No. 2, N. 22-57 E. 216 feet to the beginning corner.

The above described lot contains 4.50 acres and is designated on a new survey made by W. J. Riddle on February 20, 1950 as Lot No. 2 of the property of Albert M. Duncan and Christine E. Duncan.

It is understood and agreed that the grantees herein shall have a right-of-way along the northern line of Lot No. 1 for the purpose of ingress and egress to and from the property hereinabove conveyed, said right-of-way being 10 feet in width and is to inure to the benefit of the grantees herein, their heirs and assigns.

In the event the above described property is conveyed to any person, or persons, not eligible for a foundation loan, then this mortgage shall immediately become due and payable.

The above described tract is the same conveyed to us by Albert Mills Duncan and Christine Epps Duncan by deed recorded in Vol. 403, at page 266.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said The South Carolina National Bank, Trustee for the John W. Arrington Foundation, its successors, ~~Heirs~~ and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~Heirs~~ and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Handwritten notes:
Paid in full - satisfied this 16th day of Dec. 1957
The South Carolina National Bank, Greenville, S.C. as trustee
J. C. Duncan, Cora May Duncan
16
57