

FFB 28 5 04 PM 1970

First Mortgage on Real Estate

### MORTGAGE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, JAMES L. DUNCAN,

(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 NINE THOUSAND AND NO/100 - - - - - DOLLARS (\$ 9,000.00 ), 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, 1970

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 the County of Greenville, State of South Carolina, designated as Lot #29 of New Furman Heights on plat prepared by C. C. Jones, Surveyor, dated July 1954 and recorded in the R. M. C. Office for Greenville County in Plat Book EE at Page 75 and having, according to said plat, the following metes, bounds, courses and distances:

Beginning at an iron pin on the Western side of Blackstone Drive at the joint front corner of Lots #28 and #29, said point being 68' South of the intersection of Longforest Drive and Blackstone Drive; thence along the line of Lot #28 South 87-55 West 141' to an iron pin; thence S 54 1/2 W 81' to an iron pin, the rear corner of Lots #29 and #30; thence with line of Lot #30 N 87 1/2 E 152.2' to an iron pin on the Western side of Blackstone Drive; thence with said drive N 2-05 W 80' to the point of beginning.

The foregoing real estate is the same conveyed to James L. Duncan by deed of Leslie & Shaw, Inc. by deed dated January 21, 1955 and recorded in the R. M. C. Office for Greenville County in Deed Book 517 at Page 67.

Filed for Record  
5<sup>th</sup> April  
1970  
No. 8-3089  
E. Duncan

attest  
Evelyn Goldard  
Deputy R. M. C.

5<sup>th</sup> April 56  
Billie Barnworth  
3:40  
8824