

MAR 9 9 25 AM 1955

VOL 629 PAGE 439

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: 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 - - Five Thousand and no/100 - - - - -
DOLLARS (\$ 5,000.00), with interest thereon from date at the rate of six (6) 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,

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 Greenville Township, Greenville County, State of South Carolina, about 1/4 mile West of the present corporate limits of the City of Greenville, S. C., being known and designated as a portion of lots 17 and 18 of Block "H" on a plat of property of a subdivision known as Woodville Heights prepared by W. J. Riddle, Surveyor, December, 1949, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book L at pages 14 and 15 and having the following metes and bounds, to wit:

BEGINNING at a point at the Northwest intersection of Pine Street and McDowell Avenue and running thence with the Northern side of McDowell Avenue S. 67-38 W. 60 feet to a point; thence continuing with McDowell Avenue S. 65-40 W. 40 feet to a point; thence N. 22-22 W. 121.4 feet to a point; thence N. 67-38 E. 100 feet to a point on the Western side of Pine Street; thence with the Western side of Pine Street S. 22-22 E. 120 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Elizabeth Pearson, dated January 8, 1955, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 515 at page 497.

RECORDED AND CANCELLED OF RECORD
DAY OF _____ 1955
R. M. C. FOR GREENVILLE COUNTY, S. C.
AND ENCLOSED IN SC 7223