

FILED
GREENVILLE CO. S. C.

First Mortgage on Real Estate

MAY 9 9 14 AM 1965
MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:
CARL A. DUNCAN AND SARAH W. 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 FOUR THOUSAND AND NO/100ths - - - - - DOLLARS (\$ 4,000.00), 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, on May 1, 1965,

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 Butler Township, Greenville County, State of South Carolina, known and designated as Lot No. 1 on a survey of property of Ethel S. Duncan made by W. J. Riddle on August 20, 1946, and recorded in the R.M.C. Office for Greenville County in Plat Book U at page 53 and having according to said plat the following courses and distances:

BEGINNING at a stake, joint rear corner of lots number 1 and 2, and running thence S. 14-45 E. 250 feet to a stake; thence South, along joint line of M. Dee Smith S. 71-15 W. 205.5 feet to an iron pin, at county road; thence along the center of said road as a line N. 14-45 W. 250 feet to a point in center of road; thence along the joint line of lots 1 and 2 N. 71-15 E. 205.5 feet to the beginning corner, and containing 1.17 acres, more or less.

This is the identical property conveyed to Carl A. Duncan by Ethel S. Duncan by deed dated August 24, 1946, and recorded in the R. M. C. Office For Greenville County in Deed Book 298 at page 3.

A one-half undivided interest to said tract was conveyed to Sarah W. Duncan by Carl A. Duncan by deed Dated October 12, 1946 and recorded in the R. M. C. Office for Greenville County in Deed Book 300 at page 278.

PAID, SATISFIED AND CANCELLED
Carolina Federal Savings and Loan Association
of Greenville, S. C.

RECORDED AND CANCELLED BY

OLLIE FARNSWORTH
R. M. C. FOR GREENVILLE COUNTY, S. C.

[Signature]
Vice-President

Witness *[Signature]*