

THE STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

SEP 14 4 24 PM 1900

ELLIE FANNING
P. M. C.

To All Whom These Presents May Concern:

We, Carl Duncan and Estelle R. Duncan SEND GREETING:

Whereas, we, the said Carl Duncan and Estelle R. Duncan
in and by our certain promissory note in writing, of even date with these
Presents, are well and truly indebted to Bank of Greer, Greer, S. C.

in the full and just sum of **Seventy-five Hundred Dollars (\$7500.00)**
to be paid as therein stated

with interest thereon from date
at the rate of **five** per centum per annum, to be computed and paid **semi-annually** in advance

until paid in full; all interest not paid when due to bear
interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid,
the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who
may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the
hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof
necessary for the protection of his interests to place and the holder should place the said note or this mortgage
in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises
to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to
the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That we, the said Carl Duncan and Estelle R. Duncan
in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said

Bank of Greer, Greer, S. C. according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to us, the said Carl Duncan and Estelle R.
Duncan, in hand well and truly paid by the said **Bank of Greer, Greer, S. C.**

at and before the signing 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
Bank of Greer, Greer, S. C.

All that certain lot of land with the improvements thereon, situate, lying and being
on the North side of Maryland Avenue, in the Town of Greer, State and County afore-
said, being known and designated as Lot No. 57 on Plat of the Victor-Monaghan Co.,
Division of J. P. Stevens & Co. (known as Greer Mill Village), said Plat recorded
in Plat Book P, page 119 in R.M.C. Office for Greenville County, and having the
following courses and distances, to wit:-

BEGINNING at a point on the northern side
of Maryland Avenue, joint corner of Lots #56 and #57, and runs thence with the
common line of said Lots N 35-21 E 170 feet to a point on the southern side of a
ten foot alley; thence with said alley N 54-39 W 100 feet to a point, joint rear
corner of Lots #57 and #58; thence with the common line of said Lots S 35-21
W 170 feet to a point on northern side of Maryland Avenue; thence therewith
S 54-39 E 100 feet to the beginning corner.

This is the same lot conveyed to us by Collett R. Fowler by DEED recorded in
R.M.C. Office for Greenville County in Book 479, page 484.