

JUL 3 2 41 PM '76

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES W. DUNCAN AND MILDRED K. 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 Seven Thousand Seven Hundred and No/100ths -----  
DOLLARS (\$ 7,700.00 ) , 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,  
August 1, 1976,

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 Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot No. 11 as shown on plat of "Pine Brook Development" made by W. N. Willis, Engineer, on March 27, 1951, recorded in the R.M.C. Office for Greenville County in Plat Book "Z" at page 148, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Elaine Drive (formerly Keasler Street) joint front corner of Lots 11 and 13 and running thence along the common line of said lots N. 56-29 E. 150 feet to an iron pin, joint rear corner of said lots; thence S. 33-31 E. 82.5 feet to an iron pin, joint rear corner of Lots 9 and 11; thence along the common line of said lots S. 53-37 W. 150 feet to an iron pin on Elaine Drive; thence along Elaine Drive N. 33-31 W. 90 feet to the point of beginning.

The above described property is the identical property conveyed to the mortgagors herein by deed of J. Guy Cely and Lawrence E. King dated February 25, 1955, recorded in the R.M.C. Office for Greenville County, South Carolina.

*Carolina*  
W.E. Henderson  
Mae - 30  
Katharine K. Newton  
Witness

RECORDED AND COVERED  
31 DAY OF Nov 1976  
Ollie Mansworte  
R.M.C. OFFICE GREENVILLE COUNTY  
11:50 AM BOOK A NO 13194