

Recorded at _____ o'clock _____ M. JUL 6 9 19 AM 1956

BOOK 794 Page 533

Reception No. _____ Recorder.

THIS INDENTURE, Made this 1st day of August in the year of our Lord one thousand nine hundred and fifty-six between

WAYNE W. ANDREWS of the County of Morgan and State of _____ of the first part, and

L. R. DUNCAN of the County of GREENVILLE and State of _____

SOUTH CAROLINA, of the second part, WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Three Thousand and No/100- - - - - Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said party of the second part his heirs and assigns, the following described lot or parcel of land situate, lying and being in the County of Greenville and State of ~~South Carolina~~ South Carolina, to-wit: All that certain piece, parcel or lot of land in the state of South Carolina, county of Greenville, Greenville Township, and being known and designated as lot No. 86 of the subdivision known as Vista Hills, plat of which is recorded in the R. M. C. Office for Greenville County in plat book P page 149 and having according to a recent survey by Pickell & Pickell, Engineers, the following metes and bounds, to-wit: Beginning at an iron pin at the southeastern interesection of Wellington Avenue and Ashford Avenue and running thence with Ashford Avenue N. 19-32 E. 50 feet to a point, the same being the joint front corner of lots 86 & 87; thence with the joint line of said lots 86 & 87, S. 70-45 E. 171.3 feet to the joint rear corner of lots 86 & 87; thence with the joint rear line of Lot No. 86 and lots 20, 21, & 22, S. 22-46 W. 158.6 feet to a point on Wellington Avenue; thence with Wellington Avenue N. 37-01W. 194.5 feet to the beginning corner.

TO HAVE AND TO HOLD the same, together with all and singular the privileges and appurtenances thereunto belonging forever; Provided always, that if the said party of the first part, his heirs, executors or administrators, shall pay or cause to be paid to the said party of the second part, his heirs, executors, administrators or assigns the said above mentioned sum, according to the tenor and effect of his promissory note of even date herewith, payable to the order of the said party of the second part, payable November 1, 1956

after the date hereof with interest at the rate of 8 per cent per annum, interest payable semi-annually and shall in the meantime keep and perform the covenants and agreements herein contained, then these presents shall be null and void, otherwise remain in full force and effect.

That the said party of the first part, for him self his heirs, executors and administrators, for the consideration aforesaid, covenant and agree to and with the said party of the second part, his heirs, executors, administrators and assigns, that he holds the said premises by title in fee simple; that the same are free and clear of all liens and encumbrances, except

that he will pay in due season all taxes and assessments levied on said premises, and will keep the buildings now and hereafter erected thereon insured, for the benefit of the said party of the second part, his heirs, executors, administrators and assigns; that he will pay the costs and attorney's fees incurred by said party of the second part, his heirs, executors, administrators and assigns in any foreclosure action, other suit or proceeding, by reason hereof; and that upon default in the payment of said note or any part thereof, or any of the interest thereon, or upon the breach of any of the covenants or agreements herein contained, this mortgage may be forthwith foreclosed.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of Richard B. Baynter Patricia J. Lee

Wayne W. Andrews [SEAL] Wayne W. Andrews [SEAL]

Paid and satisfied in full this 21st day of April, 1960 L.R. Duncan mortgagor with Mrs. J. P. Humberight Q.S. Duncan

REGISTERED AND CANCELLED BY RECORDS 22 DAY OF April 1960 Ellis J. Humberight 11541 32276