

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

SEP 11 2 49 PM '69

OLLIE FARNSWORTH
R. H. C.

To All Whom These Presents May Concern:

I, Elmer B. Duncan
the Mortgagor(s), SEND GREETING:

hereinafter called

WHEREAS, the said Mortgagor(s) in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to BANK OF GREER, GREER, S. C., hereinafter called Mortgagee, in the full and just sum of

Eight Thousand - - - - - DOLLARS.

to be paid in monthly installments of \$ 82.65 commencing on the 15 day of October, 1969 and on the 15 day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not paid sooner, shall be due and payable on the 15 day of September, 1982.

with interest thereon from date at the rate of 8 per centum per annum, to be computed and paid monthly, as stated above, until paid in full; all interest not paid when due to bear interest at the 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 should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agree(s) to pay all costs and expenses including a reasonable amount 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 the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee 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 Mortgagee,

All that certain parcel or tract of land containing 24.2 acres, more or less, situated on the west side of the Glassy Mt. Road and the Coal Pitt Road, in the Pleasant Hill Community, Highland Township, Greenville County, State of South Carolina, and being shown as Tracts Nos. 3 and 5 of the Property of H. B. Duncan, according to a plat by H. S. Brockman, Registered Surveyor, dated April 16, 1969, and having the following courses and distances, to-wit:

BEGINNING at a nail at the intersection of the Glassy Mt. Road and the Coal Pitt Road, and running thence along the Glassy Mt. Road, N. 29-40 W., 100 feet, N. 13-10 W. 100 feet and N. 6-55 W. 103 feet to a nail, corner of Tracts Nos. 3 and 4, iron pin on west bank at 33 feet; thence along the line of Tract No. 4, N. 85-04 W. 615 feet to a stake; thence along the line of Tract No. 4, N. 11-17 E. 408.5 feet to a stake on the Barton line; thence along the Barton line, N. 85-04 W. 551 feet to an iron pin; thence N. 1-45 E. 350 feet to an iron pin stone; thence S. 21-00 W. 737 feet to a stone; thence S. 64-00 E. 466 feet to an iron pin, corner of Tract No. 2; thence along the line of Tract No. 2, S. 75-25 E. 269 feet and S. 82-10 E. 526 feet to a stake on a farm road; thence along said road, S. 36-35 E. 150 feet, S. 38-25 E. 100 feet and S. 57-35 E. 100 feet to a stake; thence S. 62-15 E. 300 feet to a nail in the Coal Pitt Road; thence along said road, N. 34-55 E. 241 feet and N. 38-30 E. 66 feet to the beginning corner. One of the purposes of this deed of conveyance is to correct an inaccurate description in the deed of H. B. Duncan to Elmer B. Duncan recorded in Deed Book 518, Page 243, R. H. C. Office for Greenville County.

This being the same property conveyed to me by deed of H. B. Duncan, May 17, 1969, deed to be recorded same time as this mortgage.