

State of South Carolina FILED } O. S. C.

COUNTY OF GREENVILLE JAN 20 11 31 AM '81

DONNIE S. TANKERSLEY R.M.C.

CITIZENS B. & L. ASSOCIATION P. O. BOX 10000 GREENVILLE, S.C.

To All Whom These Presents May Concern:

SEND GREETING:

I, Beverly T. Duncan

WHEREAS, I the said Beverly T. Duncan

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Thirty Thousand and No/100 -----(\$ 30,000.00) Dollars,

with interest from the date hereof at the rate of fourteen 1/2 per cent (14.5%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Three Hundred Eighty-four and No/100

-----(\$ 384.00) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Beverly T. Duncan, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the West side of Pine Street and the South side of U. S. Highway No. 29, in the City of Greer, Chick Springs Township, and having courses and distances according to survey and plat by John A. Simmons, dated September 17, 1960, and revised August 14, 1972, as follows, to wit: (Plat Book 4U page 61)

Beginning at an iron pin on the west right of way line of Pine Street and running thence N. 61-36 W., 37.7 feet to an iron pin; thence N. 62-46 W., 161.5 feet to an iron pin, corner of Westmoreland Circle Subdivision; thence N. 4-05 E., 115.7 feet to iron pin on the South right of way line of U. S. Highway No. 29; thence along said right of way line S. 85-27 E. 136 feet to iron pin; thence S. 32-56 E., 121.7 feet to iron pin on west right of way line of Pine Street; thence S. 19-34 W., 100.6 feet to point of beginning.

Plat entitled "Property of James A. Black, Jr., recorded in the R.M.C. Office for Greenville County, South Carolina.

This is the same conveyed to me by Jacquelynn N. Adams by deed dated August 10, 1973 recorded in R. M. C. Office for Greenville County, Jacquelynn N. Adams same as Jacquelynn N. Adams Wattenbarger. Deed recorded in deed book 982 page 207, Greenville County R.M.C. Office on the 21st day of August, 1973.

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DOCUMENTARY TAX STAMP