

State of South Carolina,

FEB 12 2 29 PM 1953

County of GREENVILLE

OLLIE FARNSWORTH
R.M.B.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Irene B. Ducker

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor Irene B. Ducker

in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Seventeen Thousand and No/100- (\$ 17,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of four and one-half (4½) per centum per annum, said principal and interest being payable in Two Hundred & Sixteen instalments as follows:

Beginning on the 15th day of March, 1953, and on the 15th day of each month of each year thereafter the sum of \$ 115.09 to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of January, 1971, and the balance of said principal and interest to be due and payable on the 15th day of February, 1971; the aforesaid monthly payments of \$ 115.09 each are to be applied first to interest at the rate of four and one-half (4½) per centum per annum on the principal sum of \$ 17,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All instalments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any instalment or instalments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 its interests to place, and the holder should place, the said note and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing 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 said LIBERTY LIFE INSURANCE COMPANY

All that piece, parcel or lot of land in Greenville County, South Carolina, in the City of Greenville, on the Southeastern side of Wade Hampton Boulevard, also known as Super-Highway No. 29, being known and designated as Lots Nos. 117 and 118 as shown on Plat of Property of Corinne Bates, prepared by Piedmont Engineering Service in January, 1949, and being also known as a part of Lot No. 5 as shown on a Plat of the property of Corinne Bates recorded in Plat Book S at Page 183, and being more particularly described together as follows:

BEGINNING at an iron pin at the Southeastern corner of the intersection of Wade Hampton Boulevard and Karen Drive, and running thence with Karen Drive, S. 37-30 E. 200 feet to an iron pin, corner of Lot No. 116; thence with the line of said Lot, S. 52-30 W. 180 feet to an iron pin in line of Lot No. 6; thence with the line of said lot, N. 37-30 W. 200 feet to an iron pin in the Southeastern side of Wade Hampton Boulevard; thence with said Boulevard, N. 52-30 E. 180 feet to the point of beginning.

Being the same premises conveyed to Irene B. Ducker and William B. Ducker by two deeds recorded in Volume 431 at Page 338 and Volume 431 at Page 395; the undivided one-half interest of the said William B. Ducker having been conveyed to Irene B. Ducker by deed recorded in Book of Deeds 451 at Page 95.