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THE STATE OF SOUTH CAROLINA }
COUNTY OF

SEP 12 1954

To All Whom These Presents May Concern: We, Alvin J. Duncan
and Unice Mae Duncan SEND GREETING:

Whereas, We, the said Alvin J. Duncan and Unice Mae Duncan
in and by our certain promissory note in writing, of even date with these
Presents, are well and truly indebted to Richard F. Collins, executor,
Ben F. Perry Estate
in the full and just sum of Two thousand seven hundred and fifty (\$2,750.00)
to be paid in monthly installments of fifteen dollars (\$15.00)
each beginning on the 16th day of September, 1954, and fifteen dollars (\$15.00) on
the 16th day of each and every month thereafter until paid in full,

with interest thereon from date
at the rate of six per centum per annum, to be computed and paid at maturity
until paid in full: all interest not paid when due to bear
interest at 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, 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 his interests to place and the holder should place the said note or this mortgage
in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises
to pay all costs and expenses including 10 per cent. of the indebtedness 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 We, the said Alvin J. Duncan and Unice Mae Duncan
in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said Richard F. Collins,
Executor, Ben F. Perry Estate
according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to me, the said Alvin J. Duncan and Unice
Mae Duncan
in hand well and truly paid by the said Richard F. Collins
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 Richard F. Collins,
Executor, Ben F. Perry Estate, the following parcel of land on Langston Drive be-
tween Merriweather Street and New Buncombe Road, the same being lot one hundred
seventy one(171) as shown on Plat of said property recorded in the R.M.C. Office
for Greenville County in Plat Book "BB" at page 90 & 91, in which Plat is hereby
referred to and made a part hereof for a full description thereof according to
lines, courses and distances.