

MORTGAGE OF REAL ESTATE

The State of South Carolina, }

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

G. R. Duncan

SEND GREETING:

WHEREAS, *I*, the said *G. R. Duncan*, as in and by *my* certain _____ note in writing, of even date with these presents, *am* well and truly indebted to *L. M. Ponder*

in the full and just sum of *Two hundred (\$200.00) Dollars* Dollars, to be paid *one year from date*

with interest thereon, from _____ at the rate of _____ percent per annum to be computed and paid *one year from date, and* 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; said note further providing for an attorney's fee of *ten per cent*

besides all costs and expenses of collection, to be added to the amount due on the said note, to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That *I* the said *G. R. Duncan* in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said *L. M. Ponder*

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to *me* the said *G. R. Duncan*

in hand well and truly paid by the said *L. M. Ponder*

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 *L. M. Ponder*

That certain lot of land, with the improvements thereon, about one mile west from the town of Greer, Colick Springs Township, said County and State, adjoining lands of G. R. Duncan, Bob Ballenger and others, and having the following metes and bounds, to-wit: Beginning at an iron pin, Duncan's corner, and running thence S 54 1/2 E. 100 feet to an iron pin; thence N. 32 1/2 E. 218 feet to an iron pin; thence N. 32 1/4 W. 100 feet; thence S 32 1/4 W. 218 feet to the beginning, containing about one-half acre, and being the same deeded to me by Earl Duncan in deed recorded in Book 115, page 280, and description corrected and confirmed by deed from Earl, A. R. and Mary Duncan by deed, to be recorded.