

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA,
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, H. J. Duncan SEND GREETING:
Whereas, I the said H. J. Duncan
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to Mamie K. James

in the full and just sum of Fifteen Hundred
(\$ 1500.00) Dollars, to be paid one year from date hereof

with interest thereon from date at the rate of six per centum per annum, to be computed and paid semi-annually

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, 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 I, H. J. Duncan, the said H. J. Duncan, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mamie K. James

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me the said H. J. Duncan in hand well and truly paid to the said Mamie K. James

at and before 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

Mamie K. James and her heirs and assigns:

All of that certain parcel or lot of land, in the Town of Taylors, Chick Springs Township County and State aforesaid, lying and being on the south side of U. S. Highway #29, and having the following courses and distances, to wit:

Beginning at an iron pin on U. S. Highway #29, the joint corner of this lot and another conveyed to me by F. H. Hill, executor of the Estate of G. W. Hill, deceased, and runs thence in a southerly direction 321 feet to an iron pin on the right-of-way of the Southern Railway; thence along the right-of-way of the said Southern Railway S. 84 E. 62 feet to an iron pin; thence in a northerly direction 320 feet to said U. S. Highway #29; thence 75 feet in a westernly direction along said highway to the beginning.

The above lot is one of two lots conveyed to me by F. H. Hill, as executor of the Estate of G. W. Hill, deceased, on June 7, 1935, recorded in the R. M. C. Office for Greenville County, in Volume 181, page 335, and is the lot lying to the east of the lot not covered by this mortgage.

Paid 10/11/38

Witnesses: J. James, Lawrence Patterson, John

11/35
Ollie Gameworth
11/604