

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

PROVENCE—LANEARD CO.—GREENVILLE 47938

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, F. B. Duncan, SEND GREETINGS:

Whereas, I the said F. B. Duncan
in and by MY certain promissory note in writing, of even date with these presents, am
well and truly indebted to T. R. Fowler

in the full and just sum of Eighteen Hundred and no/100 (\$1800.00) Dollars
(\$) Dollars, to be paid one year from date

*11-23-45
Paid in full
T.R. Fowler*

with interest thereon from date at the rate of 7 per centum per annum, to be computed and paid

7, 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, this to be added to the mort-
gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I the said F. B. Duncan
in consideration of the said debt and sum of money advanced for the better securing the payment
thereof to the said T. R. Fowler
according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to
the said T. R. Fowler
in hand well and truly paid by the said X

*M. Inman
T.R. Fowler
Mrs. M. Inman
T.R. Fowler*

NOTED AND CANCELLED
RECORDED
OFFICE OF THE CLERK OF COURTS
GREENVILLE COUNTY, S. C.
NOV 23 1945
#13789

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

T. R. Fowler, his heirs and assigns forever:

"All that piece, parcel and tract of land, situate, lying and being in O'Neal Township in the County and State aforesaid on the North or East side of the State Road, adjoining lands of John Ross, John Dill, Leland Ross, D. I. Lynn, and others, containing thirty six and one half acres, more or less, being the same tract of land willed to Jane Patience Crain by Mary Ann Barbere, we being Executors of the Will of the said Jane Patience Crain and authorized to sell and convey said land by the terms of said will."

ALSO

"All that piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina, adjoining lands myself, F. S. Bruce and having the following metes and bounds, to-wit, Beginning on a stone N. E. corner; thence running N. 87 3/4 W. 8.72 to a stone in the center of the Buncombe Road; thence with said road, S. 45 E. 5.00 to a stake in road; thence N. 61 3/4 E. 6.04 to the beginning corner and contains one and four tenths (1.4) acres, the same, more or less."

The two tracts above described amount to 37.9 acres and is the same property which was conveyed to me this day by E. Inman, Master in Equity for Greenville County, by his deed to be recorded.

It is distinctly understood, however, that 7.9 acres of the above described land is excepted from this mortgage. This is the tract of 7.9 acres which I have this day, in pursuance of the Court decree, conveyed to Clifton Fowler, being the portion of the Bruce lands lying to the right or North of the County road leading from the Buncombe Road, up to and beyond the Ford Bruce dwelling house. This tract is plated and the plat recorded with the deed. This mortgage covers only thirty (30) acres."