



GREENVILLE CO. S.C.

APR 8 3 04 PM 1948

State of South Carolina

County of GREENVILLE

OLLIE FARNSWORTH
R.M.C.
MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Jewel C. Duncan, of Greenville County SEND GREETING:

WHEREAS, I the said Jewel C. Duncan

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full and just sum of FOUR THOUSAND, NINE HUNDRED AND NO/100 - - (\$4,900.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of FORTY-TWO AND NO/100 - - - - - (\$ 42.00) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and 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, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I, the said Jewel C. Duncan

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me,

the said Jewel C. Duncan in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Butler Township, on the east side of Eastlan Drive, in a subdivision known as "Carolina Court", and being known and designated as Lot No. 8, of Block D, on plat of said subdivision, recorded in the R. M. C. office for Greenville County in Plat Book F, at page 96, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the east side of Eastlan Drive, formerly Montevista avenue, at the joint corner of Lots Nos. 7 and 8, of Block D, and running thence along the joint line of said Lots Nos. 7 and 8, S. 55-03 E. 178.4 feet to an iron pin in line of the Green property; thence along the line of said Green property, N. 20-35 E. 65 feet to an iron pin, joint rear corner of Lots Nos. 8 and 9, of Block D; thence along the joint line of said lots, N. 54-55 W. 174.7 feet to an iron pin, at the joint corner of said lots on the east side of Eastlan Drive; thence along the east side of Eastlan Drive, S. 23-55 W. 64.6 feet to the beginning corner. Being the same same lot conveyed to me by Frances Elizabeth Cothran by deed dated November 16, 1945 and recorded in the R. M. C. office for Greenville County in Vol. 300, at page 428."

PAID, RECORDED AND CANCELLED
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
OF GREENVILLE

Witness: Vivian W. Bolding
Linn M. Keith
Ollie Farnsworth
May 10 1948