

J. L. Duncan
Route # 4, Box 582
Travelers Rest, South Carolina 29690

FILED
CO. S. C.
APR 15 10 37 AM '81
DONNIE S. ANKERSLEY
R.H.C.

State of South Carolina
County of Pickens
GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

I, Robert Alan Duncan

SEND GREETINGS:

Whereas, I the said Robert Alan Duncan
in and by my certain promissory note in writing, of even date with these presents, am (are) well and truly indebted to
in the full and just sum of J. L. Duncan
Seven Thousand Six Hundred & No/100 (\$7,600.00)----- Dollars,
(\$ 7,600.00) payable with interest at the rate of seven (7%) per cent per annum,
to be repaid in installments of One Hundred Three and 62/100 (\$103.62) Dollars
on the first day of April, 1981, and One Hundred Three and 62/100 (\$103.62)
Dollars upon the first day of each and every calendar month thereafter until
the full principal sum with interest has been paid, said monthly payment to
be applied first to the payment of interest, computed monthly on the unpaid
balance and then to the payment of principal;
with interest thereon from X at the rate of X X X per cent, per annum, to be computed and X
paid X X X X X X X 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, then the whole amount evidenced by said note to become
immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; said note further provid-
ing for an attorney's fee of ten per cent, besides 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 the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I , the said Robert Alan Duncan
, in consideration of the said debt and sum of money
aforesaid, and for the better securing the payment thereof to the said J. L. Duncan
according to the terms of the said note, and also in consideration of the further
sum of Three Dollars, to me , the said Robert Alan Duncan
, in hand and truly paid by the said J. L. Duncan
at and before the signing of these Presents, the receipts whereof is hereby acknowledged, have granted, bargained, sold and
released, and by these Presents do grant, bargain, sell and release unto the said J. L. Duncan, his heirs and
assigns:

"ALL that certain piece, parcel or tract of land situate, lying and being
in the State of South Carolina, County of Greenville, on both sides of Fox-
worth Road, bounded on the North by lands of Frank Looper, on the East by
other lands of J. L. Duncan, on the South by Settlement Road and on the
West by lands now or formerly of J. L. Duncan and by lands of Rufus Fox-
worth, containing Four and sixty-two one hundredths (4.62) acres, more or
less, as shown on plat of John C. Smith, Surveyor, dated February 4, 1981, and
being more particularly described according to said plat as follows, to-wit:
BEGINNING at a nail cap (old) in Settlement Road (the southernmost corner of
the tract herein described) and running thence along common line with lands
now or formerly of J. L. Duncan North 22-07-40 West 443.22 feet to an old
iron pin on the South side of Foxworth Road; thence crossing Foxworth Road
and running along common line with lands of Foxworth North 19-00-50 West
725.04 feet to an iron pin (old); thence along common line with lands of
Looper South 85-31 East 184.94 feet to an iron pin; thence along common
line with other lands of J. L. Duncan South 20-19-20 East 662.5 feet to an
iron pin on the South side of Foxworth Road; thence continuing along common
line with other lands of J. L. Duncan South 29-51-10 East 319.97 feet to
a nail cap in Settlement Road; thence running along Settlement Road South
43-00-30 West 250.04 feet to the BEGINNING corner."

For reference to the source of title see deed of J. L. Duncan to Robert Alan
Duncan of even date and to be recorded simultaneously herewith in the office
of the Register of Mesne Conveyance for Greenville County.

This is a Purchase Money Mortgage

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