

State of South Carolina,

County of GREENVILLE

To All Whom These Presents May Concern

FILED GREENVILLE CO. S. C.

MAR 20 10 30 AM 1948

I, Joseph C. Duncan, Jr.

hereinafter spoken of as the Mortgagor send greeting.

OLLIE FARNSWORTH R.M.C.

Whereas I, Joseph C. Duncan, Jr.

is justly indebted to C. Douglas Wilson & Co., a corporation organized and existing under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of Sixty-Seven Hundred Fifty and No/100- - - - - Dollars

(\$ 6750.00), lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, secured to be paid by that one certain bond or obligation, bearing even date herewith, conditioned for payment at the principal office of the said C. Douglas Wilson & Co., in the City of Greenville, S. C., or at such other place either within or without the State of South Carolina, as the owner of this obligation may from time to time designate, of the sum of

Sixty-Seven Hundred Fifty and No/100- - - - - Dollars (\$ 6750.00)

with interest thereon from the date hereof at the rate of Four per centum per annum, said interest to be paid on the 1st day of April 19 48 and thereafter said interest and principal sum to be paid in installments as follows: Beginning on the 1st day of May 19 48, and on the 1st day of each month thereafter the sum of \$ 40.90 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of March 19 68, and the balance of said principal sum to be due and payable on the 1st day of April 19 68; the aforesaid monthly payments of \$ 40.90 each are to be applied first to interest at the rate

of four per centum per annum on the principal sum of \$ 6750.00 or so much thereof as shall from time to time remain unpaid and the balance of each monthly payment shall be applied on account of principal. Said principal and interest to be paid at the par of exchange and net to the obligee, it being thereby expressly agreed that the whole of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water rate or insurance, as hereinafter provided.

Now, Know All Men, that the said Mortgagor in consideration of the said debt and sum of money mentioned in the condition of the said bond and for the better securing the payment of the said sum of money mentioned in the condition of the said bond, with the interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being in Greenville Township, Greenville County, State of South Carolina on the Southern side of DEOyley Avenue in the City of Greenville, being shown as Lot # 24 on plat of Augusta Road Ranches made by Dalton & Neves in April 1941, revised in April 1942, recorded in Plat Book "M" at Page 47 and described as follows:

BEGINNING at a stake on the Southern side of DEOyley Avenue, 253.5 feet West from Old Augusta Road at corner of lot # 23, and running thence with line of said lot, S. 00-13 E. 200 feet to a stake; thence S. 89-47 W. 60 feet to a stake at corner of lot # 25; thence with line of said lot, N. 00-13 W. 200 feet to a stake on D'Oyley Avenue; thence with the Southern side of DEOyley Avenue, N. 89-47 E. 60 feet to the beginning comer.

Being the same property conveyed to the mortgagor by Greenville Home Builders, Inc. by deed to be recorded herewith.

*The balance of the principal sum of \$6750.00 is to be paid...*