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BOOK 586 PAGE 531

MORTGAGESTATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Bobby Baucom Duncan, of
Greenville County, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Canal Insurance Company

, a corporation
organized and existing under the laws of South Carolina, hereinafter
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which
are incorporated herein by reference, in the principal sum of Ninety Four Hundred and No/100
Dollars (\$ 9,400.00), with interest from date at the rate of four and one-half per centum
(4½ %) per annum until paid, said principal and interest being payable at the office of
Canal Insurance Company in Greenville, South Carolina,
or at such other place as the holder of the note may designate in writing, in monthly installments of
Fifty-Nine and 50/100 Dollars (\$ 59.50),
commencing on the first day of March, 19 54, and on the first day of each month there-
after until the principal and interest are fully paid, except that the final payment of principal and interest,
if not sooner paid, shall be due and payable on the first day of February, 19 74.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better
securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three
Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing
and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained,
sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its
successors and assigns, the following-described real estate situated in the County of Greenville,
State of South Carolina: on the Southwestern corner of Campbell Street and Blythewood
Drive, in the City of Greenville, being known as Lot No. 5 on plat of University
Circle, made by Piedmont Engineering Company in May 1948, recorded in Plat Book "Y",
at Page 111, and described as follows:

"BEGINNING at a stake in the Southwest corner of Campbell Street and Blythewood
Drive, and running thence with the Western side of Blythewood Drive, S. 29-21 E. 50
feet to a stake at corner of Lot 6; thence with the line of said Lot, S. 72-39 W.
122.6 feet to a stake; thence N. 29-21 W. 95.4 feet to a stake on Campbell Street;
thence with the Southern side of said Street, N. 83-30 E. 110.2 feet to a stake;
thence with the curve of the intersection with Blythewood Drive, the chord of which
is S. 62-39 E. 33.3 feet, to the beginning corner."

Being the same property conveyed to the mortgagor by W. H. Alford by deed
recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-
ing or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be
had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter
attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and
assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple
absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the