

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Ruby H. Vaughan

SEND GREETING:

WHEREAS, I, the said Ruby H. Vaughan

in and by my certain Promissory note in writing, of even date with these presents am well and truly indebted to J. M. Duckett and Lola E. Duckett

in the full and just sum of Seven Hundred Fifty and No/100 - - - (\$750.00) - - - Dollars to be paid: \$25.00 on June 20, 1943 and a like payment of \$25.00 on the 20th day of each successive month thereafter until paid in full. Said payments to be first applied to principal and the balance to interest.

with interest thereon from date monthly per cent. per annum, to be computed and paid until paid in full; all interest not paid when due to bear interest at same rate as principal and 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 hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten (10%) per cent of the amount due thereon,

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 the said Mortgagee, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and their Heirs and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township, Greenville County, State aforesaid,

in Parker School District, on the Eastern side of View Point Drive (or Agnew Road), near the City of Greenville, being the major portion of Tract No. 57 of "City View Annex", as shown by plat of Dalton & Neves, Engineers, dated March, 1938, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book I, at page 97, said tract herein described and conveyed containing eight (8) acres, and being more particularly described according to survey and plat made by W. J. Riddle, Surveyor, April 28, 1943, as follows:

BEGINNING at an iron pin on the Eastern side of View Point Drive (or Agnew Road), at corner of Lot #56 as shown on plat of "City View Annex", and running thence with the line of said lot, N. 53-40 E. 360 ft. more or less, to an iron pipe in branch; thence along the center of Sumter Street, N. 46-0 E. 398 feet to an iron pipe in Hampton Street; thence along the center of Hampton Street, S. 24-55 E. 517.7 feet to an iron pin, at corner of a 1.85 acre tract owned by the mortgagees, as shown by the Riddle survey; thence with the line of said tract, S. 18-30 W. 461.8 feet to an iron pin on View Point Drive (or Agnew Road); thence with the Eastern side of said Drive or Road N. 56-58 W. 770 feet to the beginning corner. Being the same property conveyed to the mortgagor by J. M. Duckett and Lola E. Duckett.

This mortgage is given as a purchase money mortgage and is junior in lien to the mortgage for \$2500.00 executed by Ruby H. Vaughan in favor of Fidelity Federal Savings & Loan Association.

July 25 1943
paid in full
J. M. Duckett & Lola E. Duckett
RECORDED AND CANCELLED BY
RECORDED 8th DAY OF JULY 1945
GREENVILLE COUNTY, S. C.
INDEX # 8749