

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina

COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, William B. Ducker,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

Fifteen Thousand -----
DOLLARS (\$15,000.00), with interest thereon from date at the rate of Six (6%)
per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the south side of U.S. Highway No. 29 about one mile westward from the City of Greer, and being shown as the property of William B. Ducker according to survey and plat by Dalton & Neves, Engineers, dated December, 1964, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the south right-of-way line of said highway, corner of L.C. Pearson property, and running thence along the Pearson line, S. 30-26 E. 250.9 feet to an iron pin; thence S. 60-21 W. 22.5 feet to an iron pin; thence S. 26-07 E. 191 feet to an iron fence post on the north side of Shady Drive, formerly Old Chick Springs Road; thence along said Drive, S. 74-21 W. 227 feet to an iron pin, corner of Bishop property; thence along the Bishop line, N. 23-30 W. 412.8 feet to an iron pin on the south right-of-way line of the highway; thence along said line, N. 67-00 E. 208.3 feet to the beginning corner.

This is the same property conveyed to William B. Ducker by Emery Barbara Sammons, et al., by deed to be recorded herewith, and this mortgage is given to secure a portion of the purchase price.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging 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 any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

SATISFIED AND CANCELLED OF RECORD

3 DAY OF Feb. 19 86

Donnie S. Tankersley
S. M. C. FOR GREENVILLE COUNTY, S. C.
AT 12:00 O'CLOCK P. M. NO. 23501

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 92 PAGE 471