

Our File No. 9103

FILED
GREENVILLE CO. S. C.

FANT & FANT, ATTYS.

1405 98

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

JUL 26 10 07 AM '77 MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 25 day of July 19.77., between the Mortgagor, William B. Ducker (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand, Five Hundred and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 25, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1997;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the West side of Buncombe Road, and being known and designated as all of Lot No. 1, of Block A, of the property of Mt. View Land Company, in Plat Book A, at pages 396 and 397, and a portion of the lot adjoining said Lot No. 1 on the South, and being more particularly described as follows:

BEGINNING at an iron pin on the West side of Buncombe Road at a point 111.4 feet Northwest of the intersection of Martin Street with Buncombe Road, corner of another lot belonging to M.A. McKinney Estate; and thence approximately S. 87 W. 51.3 feet to an iron pin in line dividing two lots of said McKinney Estate; thence approximately N. 87 W. 33.9 feet to an iron pin in line of said lots; thence approximately N. 87 W. 21.6 feet to an iron pin in line of Lot No. 33, Block A, Plat Book A, pages 396 and 397; thence along the line of lot, approximately N. 20 W. 8.7 feet to an iron pin in line of Lot No. 1, Block A, being the rear corenr of Lot No. 33; thence approximately S. 89 1/2 W. 90 feet along the rear of Lots 32 and 33, to an iron pin on a 10-foot alley as shown on said plat; thence along the line of said alley, approximately N. 20 W. 33.5 feet to an iron pin, joint rear corner of Lots 1 and 2 of Block A, (Lot No. 2 now or formerly belonging to Mrs. G.C. Cloninger) thence along the line of said Lots 1 and 2, approximately N. 86 E. 188.8 feet, more or less, to an iron pin on West side of Buncombe Road, which pin is 178.5 feet from the intersection of Martin Street with Buncombe Road; thence along the line of Buncombe Road (15 feet behind sidewalk line) approximately S. 22 E. 67.1 feet to the beginning corner.

This is same property conveyed to Grantor by Deed of Gladys Taylor Hawkins, et al dated June 15, 1977 and recorded in the RMC Office for Greenville County on June 16, 1977 in Deed Book 1058, Page 703, which has the address of 2701 Old Buncombe Road, Greenville, South Carolina (herein "Property Address");

TAX 100 60
P.B. 11215

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

2500

4328 RV-2