

RECORDED
S. C.
AUG 29 1979
HENDERSON SLEY

1410 018
Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 29th day of August 1979, between the Mortgagor, Kenneta Lee Duncan and Lynn S. Duncan (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 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-One Thousand Three Hundred Fifty and 10/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on the first day of September, 2009;

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 Chick Springs Township, County of Greenville, State of South Carolina, located in the City of Greer on the West side of School Street and being shown as ALL OF LOT NUMBER SEVEN (7), on plat made for M. C. Bradburn by H. S. Brockman, Surveyor, dated November 10, 1965, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of School Street, at the corner of lot now or formerly of Mrs. Grace V. Gantt and running thence with this line S. 89-45 W. 190 feet to pin; thence N. 1-35 W. 36 feet to new pin, joint rear corner of lots 6 and 7 on plat; thence with the line of lot no. 6, N. 81-56 E. 180.8 feet to pin on the west side of School Street; thence with the west side of School Street S. 14-22 E. 63 feet to the beginning corner. This is a part of the same conveyed to M. C. & Janie T. Bradburn by Tom B. Gresham, Jr., et al by deed recorded May 6, 1958 in Deed Book 597 page 523, Greenville County R.M.C. Office, Strip of 8 feet being conveyed by William H. & Wilda B. Taylor, by deed recorded November 30, 1971 in Deed Book 930 page 603, See above plat recorded in Plat Book GCG page 334.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights of way appearing on the property and/or of record.

This being the same property conveyed to Mortgagors by deed of Karen Hendrix A/K/A Karen H. Medford to be recorded herewith.

STATE OF SOUTH CAROLINA
RECORDING DIVISION
RECORDED
AUG 29 1979

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which has the address of 310 School Street, Greer South Carolina 29651 (herein "Property Address");
(Street) (City) (State and Zip Code)

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.

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