

GREENVILLE CO. S. C.
AUG 29 11 24 AM '80
DONNIE S. TANKERSLEY
R.M.C.

GREENVILLE CO. S. C.
AUG 28 4 00 PM '80
DONNIE S. TANKERSLEY

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1513 1589

MORTGAGE

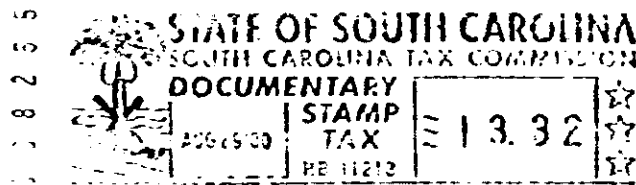
THIS MORTGAGE is made this 28th day of August, 1980 between the Mortgagor, Alma S. Duncan and Cynthia D. Duncan, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-three Thousand Two Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2005.

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 unit of land situate, lying and being in Greenville County, South Carolina, being known and designated as Unit No. 37 of the Bridgeview Horizontal Property Regime as is fully described in Master Deed dated June 30, 1972, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 948 at pages 23 through 79, inclusive, as amended by Amendment to Master Deed establishing Bridgeview I Horizontal Property Regime dated February 15, 1973 and recorded in Deed Book 967 at pages 645 through 652, inclusive, and survey and plot plan recorded in Plat Book 4-S, at pages 92 and 93.

This is the same property conveyed to the Mortgagors by Connie Sue Dredge by deed of even date, recorded herewith.



which has the address of 37 Bridgeview Condos., Greenville,
S. C. 29611 (herein "Property Address");
(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.

SOUTH CAROLINA — 1 to 4 Family — 6.75 — ENMA/EHLMC UNIFORM INSTRUMENT (with amendment adding Para. 20)

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