

MAY 14 2 19 PM '81

DONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

BOOK 1541 PAGE 186

THIS MORTGAGE is made this 14th day of May, 1981, between the Mortgagor, Everett K. Duckett and Mary F. Duckett (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148 Greenville, S.C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Two Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 14, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2011;

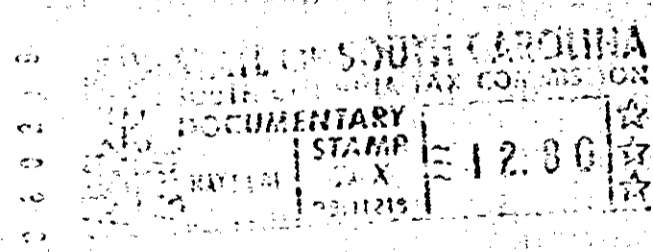
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina lying and being on the western side of Rison Road and being shown as Tract No. A on plat of property of "S. L. Huffman" prepared by Webb Surveying and Mapping Company, dated March, 1965 and revised October, 1971, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 4M at Page 203, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the intersection of Rison Road and Royal Road and running thence with the western side of Rison Road S. 0-14 W. 107 feet to a point; thence continuing with said Road S. 6-26 W. 143 feet to a point; thence continuing with said Road S. 22-26 W. 125 feet to a point at the joint front corner of Tracts Nos. A and B; thence with the joint line of said lots N. 69-53 W. 324.2 feet to a point; thence S. 32-48 W. 361 feet to a point on the southern side of Royal Road; thence with the southern side of said road S. 73-46 E. 180 feet, more or less, to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of William C. Huffman and Betty Elizabeth Huffman of even date herewith and recorded in the R.M.C. Office for Greenville County in Deed Book 1148 at Page 91

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which has the address of Route 8, Rison Road, Greenville, SC, 29611 (herein "Property Address");

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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