

FILED
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DEC 5 4 30 PM '82
JOHN W. HARRISLEY
R. M. C.

BOOK 1588 PAGE 331

MORTGAGE

THIS MORTGAGE is made this 7th day of December, 1982, between the Mortgagor, Betty L. Duckworth and Ann V. Powers, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

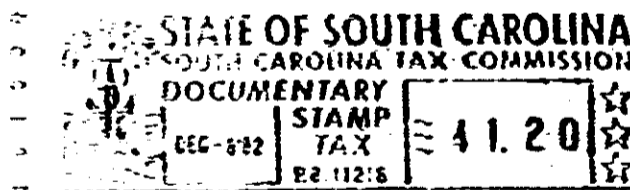
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Three Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated December 7th, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2013.....;

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, with all buildings and improvements, situate, lying and being on the southeasterly side of Hunting Hill Circle, near the City of Greenville, South Carolina, being known and designated as Lot No. 542 on a plat entitled MAP FOUR, SECTION TWO, SUGAR CREEK, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-P, page 62, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Hunting Hill Circle, said pin being the joint front corner of Lots 542 and 543, and running thence with the common line of said lots, S. 58-50 E., 135.76 feet to an iron pin at the joint rear corner of Lots 542 and 543; thence S. 17-07-50 W., 99.99 feet to an iron pin at the joint rear corner of Lots 541 and 542; thence with the common line of said lots, N. 58-50 W., 160 feet to an iron pin on the southeasterly side of Hunting Hill Circle; thence with the southeasterly side of Hunting Hill Circle, N. 31-10 E., 97 feet to an iron pin at the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of M. G. Proffitt, Inc., to be recorded simultaneously herewith.



which has the address of 308 Hunting Hill Circle Greer, South Carolina 29651 (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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