

FILED
GREENVILLE CO. S. C.
JUL 20 10 51 AM '83
DONNIE S. TANKS

MORTGAGE

THIS MORTGAGE is made this 19 day of July, 1983, between the Mortgagor, Joseph M. Duncan and Doris T. Duncan, (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").

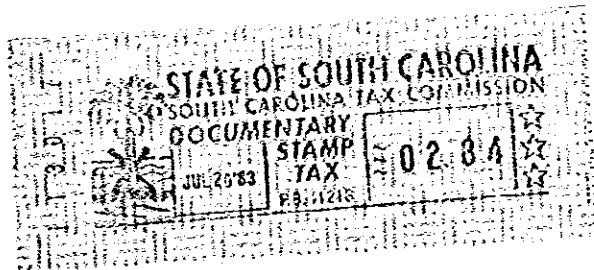
WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand-Fifty six and 84/100 (\$7,056.84) Dollars, which indebtedness is evidenced by Borrower's note dated July 19, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July, 1991.....;

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, with all buildings and improvements, situate, lying and being on the northern side of Camden Lane, in Gantt Township, Greenville County, South Carolina, being shown as Lot No. 131 on a plat of ROCKVALE, SECTION I, made by J. Mac Richardson, Surveyor, dated October, 1958, recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, page 108, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same conveyed to the Mortgagors by deed of Gerald R. Glur to be recorded simultaneously herewith.

The within mortgage is secondary and junior in lien to a first mortgage to Cameron-Brown Company, recorded on May 5, 1971, in Mortgage Book 1187, page 337, in the original sum of \$17,100.00.



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which has the address of Rt. 5, 131 Camden Lane, Rockvale Piedmont,
(Street) (City)
South Carolina 29673 (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 seized 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.