

FILED  
GREENVILLE S.C.  
12 11 1983  
R.M.C.

# Security Federal

## MORTGAGE

VOL 1640 PAGE 540

Bankers Trust Plaza  
Box PP-54  
Greenville, South Carolina 29601

THIS MORTGAGE is made this 2nd day of December 19 83 between the Mortgagor, GLENN DUCKER AND CHARMESE DUCKER (herein "Borrower"), and the Mortgagee,

Greenville County Redevelopment Authority, whose address is Bankers Trust Plaza, Box PP-54, Greenville, South Carolina 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-One Thousand Three Hundred Thirty-Eight and 12/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 2, 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 December 1, 2008

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 \_\_\_\_\_, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being more particularly described as Lot No. 390, Section I on plat of Abney Mills, Brandon Plant, which plat is recorded in the RMC Office for Greenville County in Plat Book QQ, at pages 56-59, and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed unto the Mortgagors herein by deed of Greenville County Redevelopment Authority, to be recorded herewith.

STATE OF SOUTH CAROLINA  
RECORDED IN THE OFFICE OF THE CLERK OF THE COURT  
DOCUMENTARY  
STAMP  
TAX \$ 12.56

which has the address of 35 Dorsey Boulevard Greenville  
(Street) (City)  
South Carolina 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.

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