

GREENVILLE, S.C.  
MAY 21 12 44 P.M. '84

# MORTGAGE

THIS MORTGAGE is made this 18th day of May, 1984, between the Mortgagor, Clyde W. Duncan and Gail H. 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 Five Thousand One Hundred Fifty Six and 08/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 18, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 30, 1989.....;

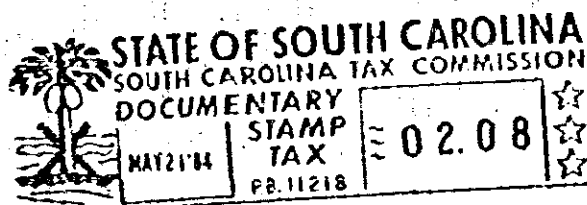
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in Chick Springs Township, Greenville County, State of South Carolina, lying on the West side of Chick Springs Road and Containing One and 53/100 Acres, more or less, and having the following Metes and Bounds:

Beginning at an iron pin on the southwest side of Chick Springs Road (St. Mark Road) at Frank Greenwood's line and running thence S. 59-15 W. 660 feet to an iron pipe on C. B. Loftis' line; thence N. 38-15 W. 100 feet to an iron pipe; thence N. 57-46 E. 400 feet to an iron pipe; thence N. 66-01 E. 289 feet to an iron pin on southwest side of Chick Springs Road. Thence along road S. 21-45 E. 76 feet to beginning corner.

This is the same property conveyed to Clyde W. Duncan and Gail H. Duncan from O. M. Hightower recorded in the RMC Office of Greenville County on May 7, 1957 in Book 576 and Page 261.

This is a Second Mortgage junior in lien to none.



which has the address of Rt. 3, St. Mark Rd. Taylors, (City) S. C. 29687 (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.

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