

108109 SMITH JOHNSON & MERRIAN

FILED
GREENVILLE CO. S.C.
AUG 23 10 58 AM '79
DONNIE S. FANNERSLEY
R.M.C.

4/1180
BOOK 76 PAGE 119
VOL 1418 PAGE 12

MORTGAGE

THIS MORTGAGE is made this 22nd day of August 1979, between the Mortgagor, Charles B. Duncan, Jr. and Carol M. Duncan (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand One Hundred and No/100 (\$35,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 24, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Jerry P. Boozer and Becky W. Boozer as recorded in Deed Book 1109 at Page 946 in the RMC Office for Greenville County, S.C., on August 22, 1979.

CARRIER, SMITH, JOHNSON & MERRIAN
JAN 5 1982

AND NO SATISFIED FILE
THIS 22 DAY OF Aug 1979
AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION
FORMERLY FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION
[Signatures]

FILED
GREENVILLE CO. S.C.
JUN 5 3 43 PM '82
DONNIE S. FANNERSLEY
R.M.C.

GREENVILLE COUNTY, SOUTH CAROLINA
RECORDED
JUN 5 1982

15-159

which has the address of 9 Sylvanus Court Greenville, South Carolina 29609 (herein "Property Address").
[Handwritten address: 9 Sylvanus Court Greenville, SC 29609]

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.

SOUTH CAROLINA - I to 4 Family - 6/75 - F.M.A. FILING UNIFORM INSTRUMENT

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