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BOOK 79 759
BOOK 1590 PAGE 528

FILED
GREENVILLE, S.C.
DEC 24 PM '87
DONNA TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 29TH day of December, 1987, between the Mortgagor, Jack Duncan and Rose Clark 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 THIRTY THREE THOUSAND EIGHT HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated Dec. 29, 1987, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Dec. 1, 1993. This property is conveyed subject to all restrictions, easements and rights of way of record and as shown on above mentioned plat.

See Deed of Jack E. Duncan and Rose Clark Duncan dated May 10, 1974 recorded in RMC Office Greenville County in Deed Book 993 at page 632.

This is a second mortgage and junior in lien to that mortgage executed by Jack E. Duncan and Rose Clark Duncan to W. Henry Martin which mortgage is recorded in RMC Office of Greenville County in Book No. 1310 Page 61 date 11/14/74.

FEB 2 1988

RECORDED AND INDEXED
First Federal Savings and Loan Association of Greenville, S.C.
Savings Dept.
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which has the address of 400 Orchard Dr., Taylors, S.C. 29687
(Street) (City)
(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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