

FILED  
GREENVILLE CO. S.C.  
AUG 3 9 40 AM '81  
DONNIE S. TANKERSLEY  
R.H.C.

REC: 1548 153:840  
LONG, BLACK & GASTON

BOOK 79 1252

### MORTGAGE

THIS MORTGAGE is made this 31st day of July, 1981, between the Mortgagor, JOSEPH H. DUNCAN, JR. AND GLORIA T. DUNCAN, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 FIFTY FIVE THOUSAND ONE HUNDRED DOLLARS AND NO/100-Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 1981 (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 31, 1987

feet to an iron pin, the joint rear corner of Lots 229 and 230; thence with the common line of said lots N. 41-26-00 W. 140.15 feet to an iron pin on the northerly side of White Water Court; thence with the northerly side of White Water Court N. 43-24-49 E. 101.73 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor's herein by deed's of Joseph R. Lilley and Marlyn M. Lilley, dated July 31, 1981, and recorded simultaneously herewith.

LONG, BLACK & GASTON  
PAID SATISFIED AND CANCELLED  
First Federal Savings and Loan Association  
of Greenville, S.C. 29615, First Federal  
Savings and Loan Association of S.C.

DOCUMENTARY  
STAMP  
\$ 22.00

Witness John D. Young  
James Black  
4.16.16 1983

which has the address of 102 White Water Court,  
South Carolina, 29651 (herein "Property Address")

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 — 1-10 (Family)—4-75—FPMR/FRMRC UNIFORM INSTRUMENT (with amendments adding Para. 34)

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118 100 1 --- 01200

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AUG 12 11 PM '83  
FEB 23 1983