

Mortgagee's Mailing Address: 107 Church Street, Greer, S. C. 29651
GREENVILLE CO. S. C.

BOOK 1438 PAGE 049

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S. T. ANFORD, JR.
A.M.C.

MORTGAGE

Bozeman and Grayson, Attorneys

THIS MORTGAGE is made this 18th day of July, 1978, between the Mortgagor, Gladys V. Duncan (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 1978 (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 1, 1988;

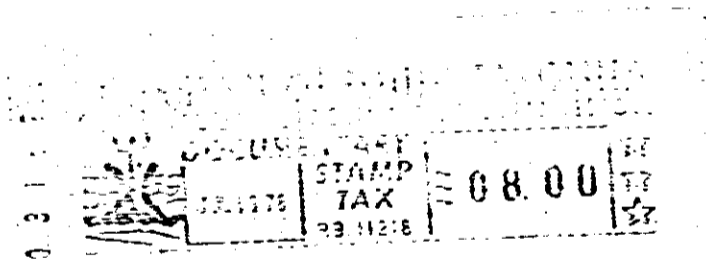
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the northeastern side of Drury Lane and being known and designated as Lot 55 on plat of Glendale recorded in Plat Book GG at pages 32 and 33, in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the northeastern side of Drury Lane at the joint front corner of Lots 54 and 55 and running thence N. 45-15 E. 195.1 feet to a point at the joint rear corner of Lots 54 and 55; thence N. 04-57 W. 106.9 feet to a point; N. 86-52 W. 95 feet to a point at the joint rear corner of Lots 55 and 56; thence S. 06-42 W. 95 feet to a point; thence S. 42-54 W. 111.6 feet to a point on the northeastern side of Drury Lane at the joint front corner of Lots 55 and 56; thence with the northeastern side of Drury Lane S. 35-40 E. 90 feet to the point of beginning.

W
V
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This being the same property conveyed to the mortgagor herein by deed of Clyde E. Riggins and Clara J. Riggins of even date and to be recorded herewith.



which has the address of 103 Drury Lane Mauldin (City) (Street) S. C. 29662 (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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