

FILED  
GREENVILLE S. C.  
JUN 1 11 23 AM '83  
DONALD S. WATKINS  
R.M.C.

BOOK 1609 PAGE 570

## MORTGAGE

THIS MORTGAGE is made this 25th day of May,  
1983, between the Mortgagor, Jackie E. and Elizabeth Atkins,  
(herein "Borrower"), and the Mortgagee,

Thomas E. Duncan, 109 Finley Ave. Greer, S. C. 29651

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty two Thousand  
(22,000.00) Dollars, which indebtedness is evidenced by Borrower's  
note dated May 25, 1983, (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, 1998

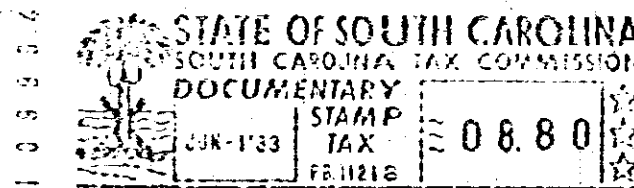
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 Greenville County, State of South Carolina, being shown and designated as Lot 41 on plat of Section 3, Edwards Forest, made by Dalton and Neves, Engineers, April, 1965 recorded in the RMC Office for Greenville County in Plat Book 888 at Page 149. According to said plat, the property is more fully described as follows:

BEGINNING at an iron pin on Wood Creek Drive at the joint front corner of Lot 41 and 42 and running thence along the joint line of said lots S. 24-06. 157.5 feet to an iron pin on mountain creek; thence with creek as line the traverse of which is S. 29-05W. 168.5 feet to an iron pin at the corner of Lot 40; thence with line of Lot 40 N. 13-59W. 229.3 feet to an iron pin on Wood Creek Drive; thence with said drive N. 48-24E. 100 Feet to an iron pin, the point of Beginning.

The property conveyed herewith is conveyed subject to a sanitary sewer right of way as shown more fully by deed recorded in Deed Book 879 at Page 557, November 19, 1969 being forty feet in width during construction and a 25-foot permanent right of way and all other easements, rights of way and restrictions of record.

THIS is a second Mortgage and is junior in lein to that mortgage executed by Jackie E. and Elizabeth Atkins to First Federal of S. C. recorded in R. M. C. Office for Greenville County on 4-26-75, in Book 1024, Page 907.



which has the address of 19 Woodcreek Dr., Taylors, 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.

SC TO JUN 1983 012

4-20-83

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