

FILED
GREENVILLE CO. S. C.
MAY 23 11 04 AM '77
DORIS S. TANNER-OLEY
CLERK

MORTGAGE

BOOK 1398 PAGE 187

THIS MORTGAGE is made this 19th. day of May, 1977,
between the Mortgagor, **James A. Duckett, Sr., and Gay N. Duckett**
(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 **Thirty Three Thousand Three Hundred and No/100 (\$33,300.00)** Dollars, which indebtedness is evidenced by Borrower's note dated (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 1, 2002

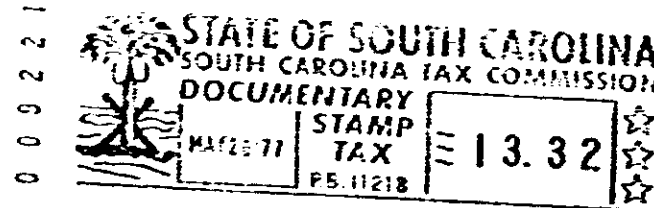
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with the improvements thereon lying and being in Chick Springs Township, County of Greenville, State of South Carolina, containing 2.71 acres as shown on a plat of property of James A. Duckett, Sr., and Gay N. Duckett dated 18 May, 1977 by R. B. Bruce, RLS No. 1952, being recorded of record in Plat Book 6 D at Page 59, Office of the R. M. C. for Greenville County, and being more particularly described by metes and bounds according to said plat as follows:

BEGINNING at an old iron pin on the north side of Hudson Road, thence along said Hudson Road S. 70-11 W. 354.6 feet to an iron pin; thence N. 11-14 W. 186.9 feet to an old iron pin; thence N. 13.4 3 W. 240.1 feet to an old iron pin; thence S. 84-35 E. 345.2 feet (rear line Del Norte Estates) to an old iron pin; thence S. 17-30 E. 276.9 feet to the point of beginning.

THIS property is subject to all easements, rights of way, covenants of record or as noted on the ground.

BEING the same property conveyed to the Mortgagors by Zilla C. De-Shields on May 19, 1977, and recorded in Deed Book 1056 at Page 954, in the Office of the R. M. C. for Greenville County on May 20, 1977.



which has the address of **Route 4, Hudson Road, Greer, South Carolina 29651**
(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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