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First Federal Savings & Loan
P.O. Box 408
Greenville, South Carolina 29602

10 30 11 1984
MORTGAGE

010-326652-6

THIS MORTGAGE is made this 15th day of March,
19 84, between the Mortgagor, Boyce Duffie and Susan Duffie,
(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 \$10,055.34 Ten Thousand
Fifty Five and 34/100 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 March 31,
1994;

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 with improvements thereon, situate in
the State of South Carolina, County of Greenville, on the northeastern side of Pollard
Road, being a portion of the property shown as 1.724 acres, more or less, on plat of
Property of C. L. Duffie, dated October 17, 1981, prepared by T. H. Walker, Jr., RLS
#3182, recorded in the RMC Office for Greenville County, S. C., In Plat Book 8-W at
Page 94, and being more particularly described as 1.094 total acres according to a
plat entitled "Property of William Boyce Duffie", dated December 15, 1983, prepared
by H. T. Walker, Jr., RLS #3182, and having, according to said latter plat, the
following metes and bounds, to-wit:

BEGINNING at an old nail and cap at the intersection of Pollard Road with a county
road, which point is a joint corner of a tract of Paul R. & Barbara P. Robinson and
the tract herein described, and running thence along the center of Pollard Road N.
38-54 W. 224.3 feet to an old nail and cap in the center of Pollard Road; thence N.
50-53 E. 241 feet to a branch; thence with the branch as the line S. 44-02 E. 147.47
feet to an old nail and cap in the center of the aforementioned county road; thence
with the center of said county road S. 28-32 W. 110 feet to an old nail and cap;
thence continuing S. 37-47 W. 157 feet to an old nail and cap in the center of Pollard
Road, the point of beginning.

This being a portion of the property conveyed to the Mortgagors herein by deed of
C. L. Duffie and Mary F. Duffie recorded October 7, 1983, in the RMC Office for
Greenville County, S. C., in Deed Book 1198 at Page 93.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP TAX
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which has the address of Route 4, Pollard Road Simpsonville,
(Street) (City)
South Carolina 29681 (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 seised 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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