



MORTGAGE

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THIS MORTGAGE is made this 16th day of JULY 1984 between the Mortgagor, S. BLAKE M. DUCK and ETHELENA W. DUCK, (herein "Borrower"), and the Mortgagee, FLEET FINANCE, INC., formerly Southern Discount Company, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is MAULDIN SQUARE MAULDIN, S.C. 29662 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWO THOUSAND, NINE HUNDRED TWENTY-NINE & 78/100 (\$2,929.78) Dollars, which indebtedness is evidenced by Borrower's note dated JULY 16, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on AUGUST 23, 1986

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 of my right, title and interest in the following property:

ALL that piece, parcel, lot or tract of land in Bates Township, Greenville County, South Carolina, bounded on the North by Mt. Grove School, on the East by Melissa Lathem and on the South and West by land now or formerly of Thomas Williams, and containing ONE and 14/100 acres, more or less, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on school line and running thence with Melissa Lathem line S. 34-15 E., 542 feet to an iron pin; thence S. 79-30 W., 100 feet to stone; thence N. 34-15 W., 542 feet to iron pin; thence with school line N. 79-30 E., 100 feet to the BEGINNING CORNER.

This being the same property conveyed to BLAKE M. DUCK by deed of HELEN LATHAN, dated August 15, 1979 and recorded in the Greenville County RMC Office in Deed Book 110, at Page 677.



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which has the address of Route #3, Travelers Rest, S.C. 29690 (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 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.

