

FILED
S.C.

BOOK 1586 PAGE 746

NOV 23 1 22 PM '82

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 16th day of November 1982, between the Mortgagor, LILLIAN W. DUNCAN (herein "Borrower"), and the Mortgagee, SOUTHERN DISCOUNT COMPANY, INC., a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is Mauldin Square, Mauldin, S.C., 29662 (herein "Lender").

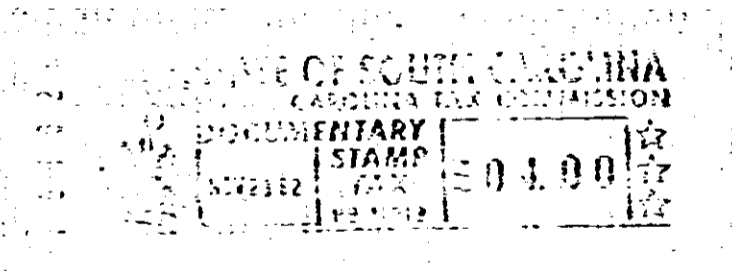
WHEREAS, Borrower is indebted to Lender in the principal sum of NINE THOUSAND NINE HUNDRED EIGHTY-FIVE & 34/100 (\$9,985.34) Dollars, which indebtedness is evidenced by Borrower's note dated November 16, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 22, 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 Greenville County, State of South Carolina, in Chick Springs Township, being known and designated as Lot No. 4, as shown on a plat of subdivision of Buckhorn Village, being more particularly described according to a survey by C. C. Jones, Eng., February 8, 1955, as follows:

BEGINNING at an iron pin in the Western side of Harding Drive, which pin is 284.4 feet south of the intersection of Harding Drive and Buckhorn Road and is the joint front corner of Lots Nos. 3 and 4, and running thence with the joint line of said lots, S. 72-30 W., 165 feet to an iron pin; thence S. 17-30 E., 80 feet to an iron pin rear corner of Lot No. 5; thence with the line of said Lot, N. 72-30 E., 165 feet to an iron pin in the western side of Harding Drive; thence with said Drive, N. 17-30 W., 80 feet to the POINT OF BEGINNING.

This being the same property conveyed to the mortgagor herein by Deed of Gayle D. Brown, Attorney-in-Fact for John Lee Duncan, dated December 11, 1980, and recorded in the RMC Office for Greenville County in Deed Book 1138 at Page 783.



which has the address of Route #12, Harding Drive, Greenville, S.C., 29609, (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 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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