

FILED
GREENVILLE, S.C.

BOOK 1593 PAGE 860

SOUTH CAROLINA

VA Form 26-4333 (Home Loan)
Revised September 1973. Use Optional.
Section 1510, Title 35 U.S.C.
able to Federal National
Association.

FEB 3 4 52 PM '83

W. BANKERSLEY
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

WHEREAS: John L. Duncan and Sandra R. Duncan

Travelers Rest, South Carolina, hereinafter called the Mortgagor, is indebted to
First Federal Savings and Loan Association of South Carolina

, a corporation
organized and existing under the laws of The United States of America, hereinafter
called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incor-
porated herein by reference, in the principal sum of
--SIXTY-EIGHT THOUSAND AND NO/100-- Dollars (\$68,000.00), with interest from date at the rate of
--twelve-- per centum (12.0%) per annum until paid, said principal and interest being payable
at the office of First Federal Savings and Loan Association of South Carolina
in Greenville, South Carolina, or at such other place as the holder of the note may
designate in writing delivered or mailed to the Mortgagor, in monthly installments of
--SIX HUNDRED NINETY-NINE AND 46/100--Dollars (\$699.46), commencing on the first day of
April, 1983, and continuing on the first day of each month thereafter until the principal and
interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and
payable on the first day of March, 2013.

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the
payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor
in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt
whereof is hereby acknowledged, has granted, bargained, sold, assigned, and released, and by these presents does
grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described
property situated in the county of Greenville
State of South Carolina;

ALL that certain piece, parcel or tract of land, situate, lying and
being in the County of Greenville, State of South Carolina, and being shown and
designated as a 12-acre tract on property of Annie M. Peterson Day, according to
a plat prepared of said property by W. R. Williams, Jr., Engineer/Surveyor,
January 10, 1978 and which said plat is recorded in the R.M.C. Office for
Greenville County, South Carolina, in Plat Book 6-M, at Page 24, and according
to said plat having the following courses and distances, to-wit:

BEGINNING at a spike in or near the center of Burns Road, joint corner
of property now or formerly belonging to Burns and running thence with the Burns
line, N. 2-15 W. 336.4 feet to a spike on a surface rock; thence continuing with
the Burns line, N. 46-16 E. 605.8 feet to an iron pin; thence continuing with
the Burns line, N. 74-45 E. 414.5 feet to an old iron pin; thence S. 32-53 E.
233 feet to an iron pin, joint corner of property now or formerly belonging to
William Henry Payne and Karen Ann P. Payne; thence running with the common line
with the Paynes, S. 37-34 W. 1062.2 feet to a spike in or near the center of
Burns Road; thence running with the center of said Road, N. 47-56 W. 20.1 feet
to a nail and cap in or near the center of said Road; thence continuing with
said Road, N. 62-06 W. 170 feet to a nail and cap in or near the center of said
Road; thence continuing with said Road, N. 59-45 W. 159.9 feet to a spike in or
near the center of said Road, the point of Beginning.

The within property is the identical property conveyed to John L.
Duncan and Sandra R. Duncan by Deed of Annie M. Peterson Day, formerly Annie M.
Peterson, dated March 7, 1978, and which said Deed is recorded in the R.M.C.
Office for Greenville County, South Carolina, on March 8, 1978, in Deed Book
1074, at Page 982.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances
to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that
the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all
fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto
the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty
and are a portion of the security for the indebtedness herein mentioned;

2 FEB 29 1983 1434

4.0001

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
2720
FEB 29 1983

6
8
0

4328 RV-2