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GREENVILLE S.C.
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MORTGAGE

Vol. 1048 p. 95

THIS MORTGAGE is made this 10th day of February 1984 between the Mortgagor, Samuel H. Duck and Beatrice W. Duck (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

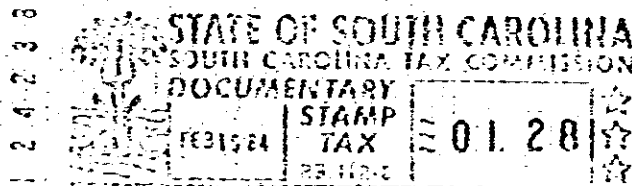
WHEREAS, Borrower is indebted to Lender in the principal sum of Three Thousand Two Hundred and no/100 (\$3,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 10, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1989;

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 situate, lying and being in Bates Township, County of Greenville, State of South Carolina, containing 2 acres, more or less, and designated as Lot No. 1 on a plat of Property of Thomas H. McGowan recorded in the RMC Office for Greenville County in Plat Book "EEE" at Page 15, and having according thereto the following courses and distances, to-wit:

BEGINNING at a point in the center of S. C. Highway 415, said point being 515 feet west of the Intersection of said Highway with McKinney Road, and running thence along the center of said Highway S. 40-20 E. 210 feet to a point; thence S. 24-12 W. 422.5 feet to an iron pin; thence N. 63-45 W. 188 feet to an iron pin; thence along the line of Duck land N. 24-00 E. 506 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of T. H. McGowan recorded in the RMC Office for Greenville County in Deed book 747, Page 200 on April 23, 1964.



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which has the address of Route 2, Box 457 Travelers Rest, South Carolina 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.