



**MORTGAGE**

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THIS MORTGAGE is made this 16th day of JULY 1984 between the Mortgagor, HELEN LATHAN (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, this mortgage is given in the amount of \$1.00, love and affection, as additional security for a loan evidenced by a mortgage and Note dated July 16, 1984 and recorded in the RMC Office for Greenville County in Book 1675 at Page 959 from BLAKE M. DUCK & ETHELENA W. DUCK, in the original sum of \$2,929.78. TO SECURE to Lender 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, 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, lot or tract of land, situate, lying and being in Bates Township, Greenville County, South Carolina and adjoining lands of D. B. Tripp, Mt. Grove School, and containing three acres, more or less, LESS ONE and 14/100 acres deeded to BLAKE M. DUCK on August 15, 1979 and recorded in the Greenville County RMC Office in Deed Book 110, at Page 677.

This being the same property conveyed to the mortgagor herein by Deed of ETHELENA W. DUCK, dated August 15, 1979 and recorded in the Greenville County RMC Office in Deed Book 110, at Page 676.

\* Pledged as additional security for loan in the amount of \$2,929.78 to BLAKE M. DUCK and ETHELENA W. DUCK as evidenced by mortgage dated July 16, 1984 and recorded in the RMC Office in Book 1675, at Page 959.



which has the address of Route #3, 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 and rents, all of which 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 for the leasehold estate if this Mortgage is on a leasehold are hereinafter referred to as the "Property." Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. **Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and