



BOOK 84 PAGE 1343
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MORTGAGE

010-320771-0

THIS MORTGAGE is made this 23rd day of December, 1983, between the Mortgagor, Boyce Duffie and Susan Duffie

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten thousand eight and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 23, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 22, 1984;

BEGINNING at an old nail and cap at the intersection of Pollard Road with a county road, which point is a joint corner of a tract of Paul R. & Barbara P. Robinson and the tract herein described, and running thence along the center of Pollard Road N. 38-54 W. 224.3 feet to an old nail and cap in the center of Pollard Road; thence N. 50-53 E. 241 feet to a branch; thence with the branch as the line S. 44-02 E. 147.47 feet to an old nail and cap in the center of the aforementioned county road; thence with the center of said county road S. 28-32 W. 110 feet to an old nail and cap; thence continuing S. 37-47 W. 157 feet to an old nail and cap in the center of Pollard Road, the point of beginning.

This being a portion of the property conveyed to the Mortgagors herein by deed of C. L. Duffie and Mary F. Duffie recorded October 7, 1983, in the RMC Office for Greenville County, S.C., in Deed Book 1198 at Page 93.

PAID SATISFIED AND CANCELLED

First Federal Savings and Loan Ass. of South Carolina

M. Jordan

which has the address 301 College Street, Simpsonville, S. C. 29681 (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 seized 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.

SOUTH CAROLINA — 1 to 4 Family — 6-75 — FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para. 24)

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R2294 116

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JAN 11 1984
R. S. TANKERSLEY
RECORDED
MAR 26 1984
ENSLEY
CO. CLERK

1343

1328