

SECOND MORTGAGE

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THIS MORTGAGE is made this 12TH day of JUNE 1984 between the Mortgagor, ROBERT L. DUNCAN & PATSY E. DUNCAN, (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, South Carolina 29662 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIVE THOUSAND, ONE HUNDRED SIX AND 38/100 (\$5,106.38) Dollars, which indebtedness is evidenced by Borrower's note dated June 12, 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 June 18, 1988

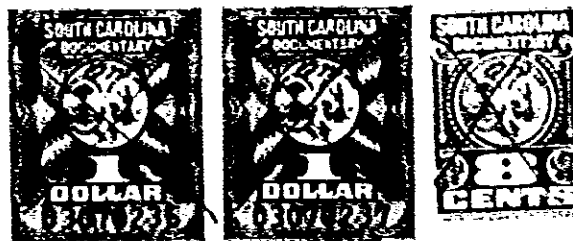
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being known and designated as LOT NO. 54 on plat of Longforest Acres, plat of which is recorded in the RMC Office for Greenville County in Plat Book JJJ, at Page 79, said plat being craved for a more particular description thereof.

This conveyance is subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affects the property hereinabove described.

This being the same property conveyed to the mortgagors herein by deed of J. FRANK WILLIAMS, dated April 21, 1970 and recorded in the Greenville County RMC Office in Book 888, at Page 276.

This mortgage is junior in lien to that indebtedness to Collateral Investment Company, dated April 21, 1970 in the original sum of \$21,550.00 and recorded in the Greenville County RMC Office in Book 1153, at Page 157.



which has the address of 104 PUEBLO DRIVE GREENVILLE S.C. (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.

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