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FILED
GREENVILLE CO. S. C.
CONNIE S. TANKERSLEY
R.H.C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

31790

TO ALL WHOM THESE PRESENTS MAY CONCERN:

STEVEN B. DUNCAN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of SIXTEEN THOUSAND SIX HUNDRED FIFTY AND NO/100THS---------- DOLLARS ($ 16,650.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 20 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars ($3.00) 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 and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southwesterly side of Watkins Road and being known and designated as Lot No. 6 of BLUE MOUNTAIN PARK as shown on plat thereof dated March 16, 1955, prepared by Beeson Engineering Company and recorded in the R. M. C. Office for Greenville County in Plat Book EE at page 121 and having the following metes and bounds, to-wit:

~~BEGINN~~ING at an iron pin on the southwesterly side of Watkins Road at the ~~joint~~ front corner of Lots Nos. 6 and 7 and running thence with the line of Lot No. 7 S. 60-30 W. 160 feet to an iron pin; thence S. 29-30 E. 100 feet to aniron pin; thence with the line of Lot No. 5 N. 60-30 E. 160 feet to an iron pin on the southwesterly side of Watkins Road; thence with Watkins Road N. 29-30 W. 100 feet to the pint of beginning

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MAY 1 1979
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MAY 1 1979

SIDNEY L. JAY

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