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NOV 15 1980  
26355  
S.W. le  
Richard M. Duncan et al  
542-8-1-35

Mortgagee's Address:  
P. O. Box 1268  
Greenville, S. C. 29602

This instrument was prepared by:  
Love, Thornton, Arnold  
& Thomason

**MORTGAGE**  
(Renegotiable Rate Mortgage)

BOOK 1525 PAGE 418

THIS MORTGAGE is made this 21st day of November 19 80, between the Mortgagor, RICHARD M. DUNCAN and JUDITH A. DUNCAN (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of the United States whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note date November 21, 1980 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all renewals, extensions, renegotiations and/or modifications of the original Note), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2011;

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 lot of land situate on the southwestern side of Red Oak Court in the County of Greenville, State of South Carolina being shown as Lot No. 95 on a plat of Holly Tree Plantation, Phase II, Section III, dated August 17, 1977 prepared by Piedmont Engineers, recorded in Plat Book 6-H at Page 10 in the R. M. C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Red Oak Court at the joint front corner of Lot 94 and Lot 95 and running thence with Lot 94 S. 39-41 W. 162.1 feet to an iron pin at the joint rear corner of Lot 94 and Lot 95; thence S. 19-30 E. 79.7 feet to an iron pin; thence S. 39-22 E. 30.30 feet to an iron pin at the joint rear corner of Lot 95 and Lot 96; thence with Lot 96 N. 45-39 E. 189.5 feet to an iron pin on Red Oak Court; thence with said court N. 40-30 W. 120.2 feet to the point of beginning.

DERIVATION: Deed of Franklin Enterprises, Inc. recorded April 17, 1978 in Deed Book 1077 at Page 225.

which has the address of Red Oak Court Simpsonville South Carolina 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 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.

JULY, 1980

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