



State of South Carolina

COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Fred Duck

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Twenty-three thousand and no/100ths ----- (\$ 23,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of

Two hundred six and 94/100ths ----- (\$ 206.94) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 20 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, on the western side of White Horse Road Extension being identified as a tract entitled Fred Duck on the plat of property of H. G. Duck Estate dated May, 1970 and recorded in the RMC Office for Greenville County in Plat Book 4H at Page 125 and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of White Horse Road at the intersection of an unnamed 50 foot road and running thence N. 59-39 W. 241 feet to an iron pin at the corner of Tract No. 3 on said plat and running thence with Tract No. 3 N. 30-26 E. 209.3 feet to an iron pin at the corner of property of William Duck; running thence approximately S. 59-01 E. 222 feet, more or less, to a point on the edge of White Horse Road; running thence along the same course approximately 12 feet in the center of White Horse Road running thence with the center of White Horse Road approximately S. 31-24 W. 210 feet, more or less, to the point of BEGINNING. This being the same property conveyed to Fred Duck by Hugh V. Duck by deed dated July 9, 1960 and recorded in Deed Book 656 at Page 238.

ALSO: All that certain piece, parcel or lot of land situate, lying and being shown on the aforesaid plat and identified as Tract No. 3 containing 2.61 acres and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of a 50 foot road at the corner of other property of Fred Duck and running thence with the northeast side of said road N. 59-39 W. 359 feet to an iron pin; running thence N. 76-32 W. 210.7 feet to an iron pin; running thence N. 13-28 E. 170 feet to an iron pin in the line of Tract No. 2; running thence with the line of Tract No. 2 S. 76-32 E. 378.4 feet to an iron pin at the corner of property of William Duck; running thence with the line of said property S. 59-01 E. 247 feet to an iron pin; running thence S. 30-26 W. 209.3 feet to the point of BEGINNING.

Being the same property conveyed to Fred Duck by W. F. Duck, et al, by deed dated September 25, 1970 and recorded in Deed Book 903 at Page 641.

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