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JOHN... SLEY  
R.M.C.

LONG, BLACK & GASTON

MORTGAGE

THIS MORTGAGE is made this 30th day of December, 1982, between the Mortgagor, STEPHEN B. DUERK and NANCY K. DUERK, (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").

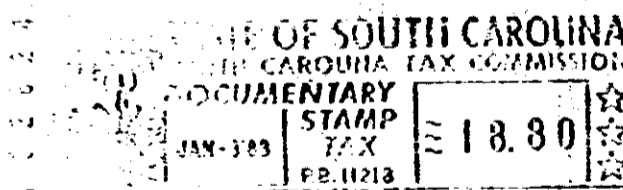
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY SEVEN THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 30, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2013;

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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 25 on Plat of Knollowod Heights, Map 2, Section 5, recorded in the RMC Office for Greenville County in Plat Book 4R at Page 82, and having, according to a more recent survey prepared by Freeland and Associates dated December 29, 1982, entitled "Property of Stephen B. Duerk and Nancy K. Duerk, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Anders Avenue at the joint corner of Lots 25 and 26 and running thence S. 16-40-15 W. 168.45 feet to an iron pin at the joint rear corner of said lots; thence along the rear of Lot 25, S. 89-48-00 E. 187.0 feet to an iron pin, at the joint corner of Lots 20 and 25; thence along the common line of said lots, S. 38-31-40 E. 84.11 feet to an iron pin at the joint corner of Lots 20, 24 and 25; thence along the common line of Lots 24 and 25 S. 51-03-24 W. 177.22 feet to an iron pin on the Northern side of Anders Avenue; thence along the curve of Anders Avenue, the chord of which is N. 72-48-25 W. 55.72 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the mortgagors herein by deed of Jessie L. Hartley and Carolyn P. Hartley, dated December 30, 1982 and recorded simultaneously herewith.



which has the address of 204 Anders Avenue Mauldin, S. C. 29662 (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.

Vertical stamp on the right margin with the number 682.

Vertical stamp on the right margin with the number 4328-RV-24.