

FILED  
GREENVILLE CO. S. C.

APR 21 11 45 AM '77

DONNIE S. TANKERSLEY  
R.M.C.

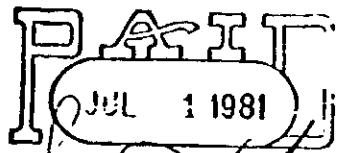
BOOK 74 PAGE 972

BOOK 1395 PAGE 238

# MORTGAGE

THIS MORTGAGE is made this 19 day of April, 1977, between the Mortgagor, James W. and Betty J. Duncan (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand Two Hundred Fifty and no/100-----(\$20,250.00)---Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 1977 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness if not earlier paid, due and payable on



Greer Federal Savings & Loan Assoc.  
404

## WITNESSES:

*Donnie S. Tankersley*  
R.M.C.

*Richard A. Gantt*  
*Brian S. Lewis*

JL 681 112

RICHARD A. GANTT  
Attorney at Law  
14 Manly Street  
Greenville, S. C. 29601

350 AM  
JUL 6 1981  
S.C.  
TANKERSLEY

which is the address of 4000 Edwards, Road  
(Street) Taylors,  
South Carolina (City)  
(herein "Property Address");  
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter created 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.

0972

4328 RV-2