

GREENVILLE CO. S.C.
APR 29 1976

Family Federal Savings & Loan Assn.
Drawer 1
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 29th day of April 19 76 between the Mortgagor, William B. Ducker (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America whose address is, 3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand, Five Hundred and No/100 (\$17,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 29, 1976 (herein "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, 1993

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 Butler Township, in Greenville County, State of South Carolina, shown as the property of Mrs. Mildred R. Turner, according to a plat and survey by R. K. Campbell, dated March 7, 1959, and having, according to said plat and survey, the following description:

BEGINNING at an iron pin in the South side of the Old Spartanburg Road, which iron pin is located S. 81-08 W. 281.4 feet from the intersection of the Old Spartanburg Road with Howell Circle, running thence along the line of property now or formerly of J. R. Rodgers, S. 19-48 E. 200 feet to an iron pin; thence still with the said Rodgers property, S. 68-27 W. 174.8 feet to an iron pin; thence still with the said Rodgers property, N. 26-01 W. 245.4 feet to an iron pin in the South side of Old Spartanburg Road, at or near the intersection of a private driveway with the said Old Spartanburg Road; thence along the South side of Old Spartanburg Road, N. 81-08 E. 205 feet to an iron pin, the point of beginning.



which has the address of 3508 Old Spartanburg Road (Street) Greenville (City), South Carolina (State and Zip Code) (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.

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