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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

1233-579

THIS MORTGAGE is made this 26th day of March, 1976, between the Mortgagor, Leo W. Sutton, Jr. and Amelia A. Sutton (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-One Thousand Two Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated March 26, 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 April 1, 2001

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 County of Greenville, State of South Carolina on the Northern side of Toler Road and being known and designated as part of Lot 52 on plat of MEADOW BROOK FARMS as shown on plat thereof recorded in the R.M. C. Office for Greenville County, South Carolina in Plat Book "M" at Page 105 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Toler Road, joint front corner of Lots No. 51 and 52 and running thence N 3-00 E 206.8 feet to an iron pin; thence in a new line through the approximate center of Lot 52, N 86-57 E 100.5 feet to an iron pin; thence with the common line of Lots No. 52 and 53, S 3-00 W 217.4 feet to an iron pin on the Northern side of Toler Road; thence with said Road N 87-00 W 100 feet to an iron pin, the point of beginning.



which has the address of Lot 52 Toler Road Travelers Rest,
[Street] [City]
South Carolina (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 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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