

REGISTERED INSTRUMENT
R.M.C.
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MAR 22 1979
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MORTGAGE

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THIS MORTGAGE is made this 20th day of March, 1979, between the Mortgagor, John P. Sutton, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is Hampton Street, Columbia, South Carolina (herein "Lender").

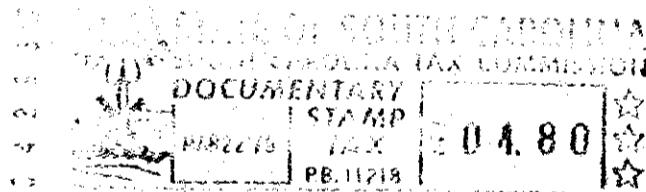
WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand and No/100 (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 20, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2004.

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 lot of land with the buildings and improvements thereon situate on the North side of Oregon Street, in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 3 of Block "J" on revised plat of Kanatenah, made by Dalton & Neves, Engineers, April 1941, recorded in the RMC Office for Greenville County in Plat Book "K", Page 86, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Oregon Street at joint front corner of Lots 2 and 3 of Block "J", said pin also being 136 feet East from the Northeast corner of the intersection of Oregon Street and Fuller Street and running thence with the line of Lot No. 2, N. 26-30 W., 165 feet to an iron pin; thence N. 63-35 E., 68 feet to an iron pin; thence with the line of Lot No. 4, S. 26-30 E., 165 feet to an iron pin on the North side of Oregon Street; thence with the North side of Oregon Street S. 63-35 W., 68 feet to the beginning corner; be all measurements a little more or less.

This being the identical property heretofore conveyed to the Mortgagor herein by Lillian H. Sutton by deed dated February 12, 1979, and recorded in the Office of the R.M.C. for Greenville County on February 15, 1979, in Deed Book 1097 at page 25.



which has the address of 207 Oregon Street, Greenville, South Carolina 29605 (herein "Property Address");
(Street) (City)
(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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