

FILED
GREENVILLE CO. S. C.
MAY 25 4 55 PM '79
DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 25TH day of May, 1979, between the Mortgagor, Arthur Hutson and Dorothy R. Hutson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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").

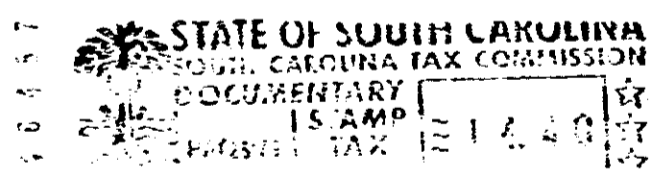
WHEREAS Borrower is indebted to Lender in the principal sum of Thirty-six thousand and no/100 (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2009.....;

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, with all improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina and being known and designated as Lot 428, Gower Estates, Section "D", as shown on a plat thereof prepared by R. K. Campbell and Webb Surveying & Mapping Co. dated May, 1964, recorded in the RMC Office for Greenville County in Plat Book RR at pages 192 and 193, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Pimlico Road at the joint front corner of Lots 428 and 427-A, and running thence with the line of lot 427-A, N. 29-06 W., 135.3 feet to an iron pin at the joint rear corner of lots 428, 427-A and 427; thence with the rear line of lot 427, N. 1-45 W., 50 feet to an iron pin at the joint rear corner of lots 428 and 429; thence with the line of lot 429, S. 80-40 E., 172.9 feet to an iron pin at the joint front corner of lots 428 and 429 on the western side of Sagamore Lane; thence with the curvature of the western side of Sagamore Lane and the northwestern side of Pimlico Road the following courses and distances, the chords of which are: S. 13-14 W., 65 feet; S. 45-06 W. 72.5 feet; S. 55-11 W., 45.1 feet to the point of beginning.

For deed into mortgagors see deed recorded herewith from Marye Lorene Frost.



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which has the address of 46 Sagamore Lane Greenville, South Carolina 29605 (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 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.

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