

RECORDED
3 58 PM '79
R.M.C.
WILKINSON
R.H.C.

MORTGAGE

1418 000

THIS MORTGAGE is made this 30th day of August 1979, between the Mortgagor, David P. Schutte and Jane C. Schutte (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 10148 Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-SIX THOUSAND, FOUR HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 30, 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 August, 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 piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being on the northern side of Old Mill Court in Greenville County, South Carolina, being known and designated as Lot No. 20 as shown on a plat entitled Old Mill Estates made by J. Q. Bruce, R.L.S., dated March 18, 1964, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 000, page 159, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Old Mill Court at the joint front corner of Lots Nos. 20 and 22 and running thence along the common line of said lots N. 19-00 E., 191.6 feet to an iron pin; thence S. 80-00 E., 101.2 feet to an iron pin at the joint rear corner of Lots Nos. 18 and 20; thence along the common line of said lots, S. 19-00 W., 175.8 feet to an iron pin on the northern side of Old Mill Court; thence along the northern side of Old Mill Court, S. 71-00 E., 100 feet to an iron pin and point of beginning.

Derivation: Same property conveyed to mortgagor by deed of Wilbur H. Williamson and Jane S. Williamson recorded August 30, 1979.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
J. Q. BRUCE
R.L.S.

which has the address of 3 Old Mill Court Taylors South Carolina (herein "Property Address"); (State and Zip Code) 29687

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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