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JUN 24 1980
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MORTGAGE

THIS MORTGAGE is made this 27th day of June 1980, between the Mortgagor, David W. Rutledge and Dorothy G. Rutledge (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 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-four Thousand and No/100 (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2010

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 State of South Carolina, County of Greenville, being shown and designated as Lot No. 6, Block K, of O. P. Mills Property, according to survey of R. E. Dalton, Engineer, in May, 1914, and November, 1914, in Plat Book F at page 171, and described as follows:

BEGINNING at an iron pin on West Prentiss Avenue at the joint front corner of Lots Nos. 5 and 6, and running thence along the line of Lot No. 5, S. 44-33 E., 180 feet to an iron pin at the rear corner of Lot No. 6; thence S. 45-27 W., 62 feet to an iron pin at the joint rear corner of Lots 6 and 7; thence along the line of Lot No. 7, N. 44-33 W., 180 feet to an iron pin on West Prentiss Avenue; thence with West Prentiss Avenue, N. 45-27 E., 62 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Ann T. Snyder dated June 27, 1980 and recorded herewith.

RECORDED AT THE OFFICE OF THE CLERK OF THE COURT OF COMMON PLEAS IN AND FOR THE COUNTY OF GREENVILLE, SOUTH CAROLINA, THIS 27th DAY OF JUNE, 1980.

which has the address of 313 West Prentiss Avenue Greenville, S. C. 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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