

Mortgagee's mailing address: 301 College St., Greenville, S. C. 29601

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DONN E. TANKERSLEY  
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# MORTGAGE

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THIS MORTGAGE is made this 31st day of October, 1980, between the Mortgagor, J. T. Hutchinson and Myrtle R. Hutchinson, (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 Nine Thousand Nine Hundred Fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 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 November 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 situate, lying and being in the State of South Carolina, County of Greenville, being all of Lot No. 236 and a major portion of Lot No. 235 of Section B, Gower Estates, as shown on plat thereof recorded in Plat Book XX, at Pages 36 and 37 of the RMC Office for Greenville County, and having according to a recent survey made by R. K. Campbell, Engineers, dated January 6, 1966, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Buckingham Road, located 107.1 feet from its intersection with Don Drive, and running thence with the eastern side of Buckingham Road, S. 0-04 W. 42 feet to an iron pin at the joint front corner of Lots Nos. 235 and 236; thence continuing with the eastern side of Buckingham Road, S. 8-05 W. 80.4 feet to an iron pin, joint front corner of Lots Nos. 236 and 237; running thence with the joint line of said lots, S. 76-02 E. 175.1 feet to an iron pin at the joint rear corner of Lots Nos. 236 and 237; running thence with the rear lines of Lots Nos. 236 and 235, N. 13-19 E. 160 feet to an iron pin; running thence N. 76-41 W. 113 feet to an iron pin; running thence along a line through Lot No. 235, S. 78-03 W. 87.6 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Thomas Davis Saunders, Jr. and Marian Moon Saunders dated July 15, 1980 to be recorded herewith.

SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
\$ 18.00

which has the address of Buckingham Road Greenville,  
(Street) (City)  
South Carolina 29607 (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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