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# MORTGAGE

THIS MORTGAGE made this twenty-third (23rd) day of November, 1981, between the Mortgagor, Charles E. Hutchinson and Rita M. Hutchinson (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

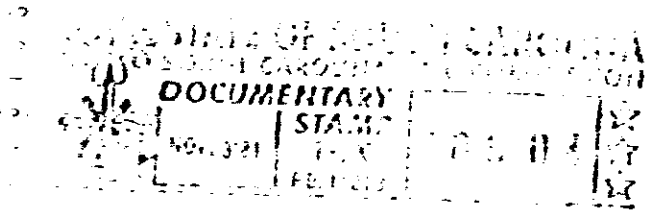
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-TWO THOUSAND SIX HUNDRED and NO/100 (\$22,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 23, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2011.

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 County of Greenville, State of South Carolina, known and designated as Lot No. 35 on a plat of Section 2, Sunset Heights Subdivision, recorded in Plat Book RR at Page 85 in the RMC Office of Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Vesper Circle, the front joint corner of Lots Nos. 35 and 36; thence with the joint line of said lots S 86-45 W 210 feet to an iron pin; thence N 68-34 W 23.8 feet to an iron pin, corner of Lot No. 34; thence with the line of said lot N 53-46 E 227.6 feet to an iron pin on the southwest side of Vesper Circle; thence with the southwest side of said street S 30-16 E 40 feet to a point; thence continuing S 16-16 E 100.7 feet to the beginning corner.

This being the same property conveyed by Carol C. Graham recorded of even date.



which has the address of 203 Vesper Circle Mauldin  
[Street] [City]  
South Carolina 29662 (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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