

GREENVILLE S.C.  
MAY 4 1 12 PM '83  
DONNIE S. TANNER-SLEY  
R.M.C.

300 1605 248

# MORTGAGE

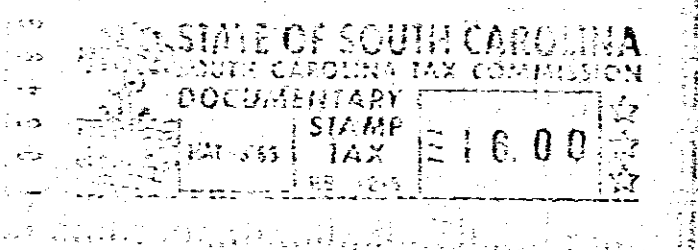
THIS MORTGAGE is made this 29th day of April 19. 83, between the Mortgagor, Maxie Miles Hutchins and Ora S. Hutchins (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty thousand and No/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 29, 1983 (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, 2003

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 on the western side of Finley Avenue in Chick Springs Township in the City of Greer, County of Greenville, State of South Carolina, and being known and designated as the northern half of Lot 13 and all of lots 14 and 15 as shown on a plat of the property of Nancy W. Finley made by H. S. Brockman, surveyor, dated June 17, 1947 and also being known and designated as the property of Maxie Miles Hutchins and Ora S. Hutchins on a plat made by Carolina Surveying Company dated May 21, 1982, recorded in the RMC Office for Greenville County in Plat Book 9-B at Page 91 reference being had to said most recent plat for a more complete metes and bounds description.

The above described property is the same acquired by the mortgagors by deed from Newcastle Contractors, Inc. dated June 3, 1982 and recorded in the RMC Office for Greenville County on June 4, 1982 in Deed Book 1168 at Page 90.



which has the address of 213 Finley Avenue, Greer, South Carolina 29651 (Street) (City) (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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