

FILED
GREENVILLE CO. S.C.

VOL 1066 PAGE 709

JUN 6 4 42 PM '84

DONNIE S. BANKERSLEY
R.H.C.

[Space Above This Line For Recording Data]

MORTGAGE

1984 THIS MORTGAGE ("Security Instrument") is given on June 1
 The mortgagor is BRAXTON M. CUTCHIN, III
 ("Borrower"). This Security Instrument is given to First Federal
Savings and Loan Association of South Carolina, which is organized and existing
 under the laws of the United States of America, and whose address is 301 College Street,
Greenville, South Carolina 29601 ("Lender").
 Borrower owes Lender the principal sum of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100
Dollars (U.S. \$ 125,000.00). This debt is evidenced by Borrower's note
 dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not
 paid earlier, due and payable on June 1, 2014. This Security Instrument
 secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and
 modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this
 Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument
 and the Note. For the purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and
 assigns the following described property located in GREENVILLE County, South Carolina:

ALL that piece, parcel or lot of land situate, lying and being in the
 State of South Carolina, County of Greenville, City of Greenville, on
 the southern side of Byrd Boulevard, being known and designated as
 Lot No. 2 as shown on a plat entitled TRAXLER PARK TOWNHOUSES, prepared
 by Dalton & Neves Engineers, dated April, 1981, and recorded in the
 RMC Office for Greenville County, South Carolina in Plat Book 7-X,
 at Page 96 and having, according to said plat, the following metes and
 bounds, to-wit:

BEGINNING at an iron pin on the southern side of Byrd Boulevard at the
 joint front corner of lots nos. 1 and 2 and running thence along the
 common line of said lots S. 3-47 W. 202.54 feet to an iron pin in the
 line of lot no. 101; thence along the common line of lots nos. 101 and
 2, N. 65-37 E. 68 feet to an iron pin at the joint rear corner of lots
 nos. 2 and 3; thence along the common line of said lots N. 3-35 E.
 172.31 feet to an iron pin on the southern side of Byrd Boulevard; thence
 along the southern side of Byrd Boulevard, N. 85-18 W. 29.42 feet to
 an iron pin; thence continuing along the southern side of Byrd Boulevard,
 S. 89-19 W. 30 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagor herein by
 deed of The Manly Investment Group, Inc., dated June 1, 1984, and re-
 corded in the RMC Office for Greenville County, South Carolina in Deed
 Book 1214, at Page 158, on June 6, 1984.

which has the address of 6 Byrd Boulevard Greenville
 [Street] [City]
 South Carolina 29605 ("Property Address");
 [Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All
 replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this
 Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record.
 Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any
 encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with
 limited variations by jurisdiction to constitute a uniform security instrument covering real property.

CGTO 3 JUN 6 84

035

6.0000

3670

32872