

1688 182

REAL ESTATE MORTGAGE

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

MORTGAGOR(S)/BORROWER(S)

MORTGAGEE/LENDER

Thomas A. Dutton and  
Barbara R. Dutton

Community bank

Account Number(s) none

Amount Financed \$15,000.00

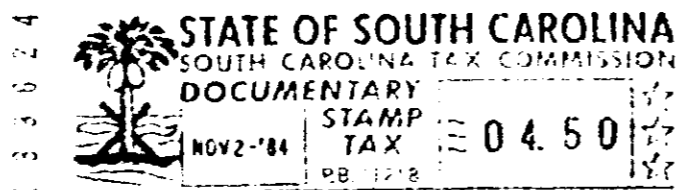
KNOW ALL MEN BY THESE PRESENTS, that the said Borrower, in consideration of the debt referred to by the account number(s) and amount financed above, and of the sum of money advanced thereunder, which indebtedness is evidenced by Borrower's note bearing the date 1st day of November, 1984, providing for installment payments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1st day of December, 1989; and in the further consideration of (1) all existing indebtedness of Borrower to Lender (including, but not limited to, the above-described advances), evidenced by promissory notes and all renewals and extensions thereof, (2) all future advances that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, and all renewals and extensions thereof, and (3) all other indebtedness of Borrower to Lender now due or to become due or hereafter contracted, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any time not to exceed Fifteen thousand and no/one-hundreds - - - - - Dollars (\$15,000.00), plus interest thereon, attorney's fees and court costs, with interest as provided in said note(s), and costs including a reasonable attorney's fee of not less than fifteen per centum of the total amount due thereon and charges as provided in said note(s) and herein, the undersigned Borrower does hereby mortgage, grant and convey to Lender, and by these presents does hereby grant, bargain, sell, convey and mortgage, in fee simple, unto Lender, its successors and assigns the following described property:

ALL that lot of land with the buildings and improvements thereon situated on the north side of Tebblewood Drive in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 474 Section Five, Sheet One on plat of Westwood Subdivision, made by Piedmont Engineers and Architects, November 28, 1972, recorded in the RMC office Greenville SC in Plat Book 4-X, page 62 and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the north side of Tebblewood Drive at the corner of Lots 347 and 474 and runs thence along the line of lot 347 N 44 W 99.8 ft to an ip; then along the line of lot 473 S 64 53.5 ft to an ip; then along the line of lot 475 S 7-31 E 135.7ft to an ip on the north side of Tebblewood Drive; then along Tebblewood Dr N 48-54 E 110.3 ft to the beginning corner.

THIS property is subject to an earlier recorded first mortgage.

TERMS of payment are: sixty (60) monthly payments, beginning December 1st 1984; in the amount of \$360.79 per month, until the amount of \$21,647.40 is paid,



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, water stock and all fixtures now or hereafter attached to the property, all of which, including replacements or 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 referred to as the "property". DERIVATION: Title passed from Artistic Bldrs.

to the Borrower by Deed, recorded Jan. 8, 1975,  
in the Office of the RMC  
for Greenville County in Deed Book 1012  
at page 766

TO HAVE AND TO HOLD, all and singular, the said property unto Lender and Lender's successors and assigns, forever.

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