

GRANTEE FILED  
S.C. S. C.  
APR 22 3 48 PM '80  
DONALD W. HANMERSLEY  
R.M.C.

BOOK 1501 PAGE 843

# MORTGAGE

THIS MORTGAGE is made this 28th day of April, 1980, between the Mortgagor, John F. Tutt, Jr. and Debra T. Tutt (herein "Borrower"), and the Mortgagee, South Carolina National Bank, a corporation organized and existing under the laws of the United States of America, whose address is P.O. Box 168, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand and 00/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 28, 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 May 1, 2010.

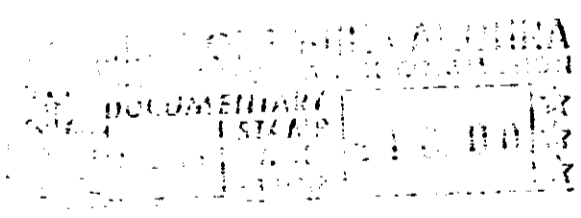
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 7 according to a plat of White Oak Hills Subdivision recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 7C at Page 33, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Spruce Court at the joint front corner of Lots 6 and 7 and running along the common line of said lots, S. 20-55 E. 146.8 feet to an iron pin; thence N. 56-15 E. 100 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence along the common line of said lots, N. 20-42 W. 144.2 feet to an iron pin on the southern side of Spruce Court; thence along the southern side of Spruce Court; S. 57-45 W. 100 feet to the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from A. J. Prince Builders, Inc. recorded in the Greenville County R.M.C. Office on April 29, 1980.

South Carolina National Bank  
Mortgage Loan Department  
P. O. Box 168  
Columbia, S. C. 29202



which has the address of Lot 7, Spruce Court Greenville  
[Street] [City]  
S. C. 29611 (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 seized 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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