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DONNIE R. H. ASLEY
REC'D

MORTGAGE

BOOK 1511 PAGE 652

THIS MORTGAGE is made this 15th day of June 19.83., between the Mortgagor, Charles E. Luttrell and Marilyn C. Luttrell (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is P. O. Box 225, Columbia, South Carolina 29202. (herein "Lender").

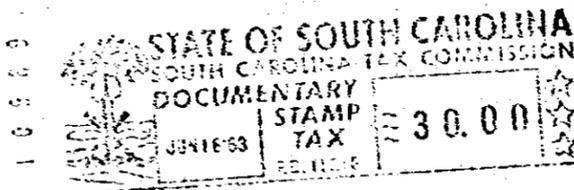
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1983. (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013.

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 piece, parcel or tract of land situate, lying and being on the northern side of Butler Springs Road in Greenville County, South Carolina containing 1.71 acres as shown on a plat entitled PROPERTY OF CHARLES E. LUTTRELL AND MARILYN C. LUTTRELL made by Carolina Surveying Company dated January 4, 1983 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Butler Springs Road at the southeastern corner of the within described property and property now or formerly belonging to Georgia B. Smeak and running thence along the Smeak line, N. 1-58 E. 144.5 feet to an iron pin; thence continuing along the line of Smeak, N. 12-11 E. 236.2 feet to an iron pin; thence continuing along the Smeak line, N. 37-28 E. 92.2 feet to an iron pin in the line of property now or formerly belonging to Gene R. Campbell; thence along the Campbell line, N. 63-59 W. 119 feet to an iron pin at the joint rear corner of the within described property and property now or formerly belonging to Barbara L. Coss; thence along the Coss line, S. 26-47 W. 533.04 feet to an iron pin on the northern side of Butler Springs Road; thence along the northern side of Butler Springs Road, S. 84-00 E. 237.6 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Frank P. McGowan, Jr. as Master in Equity for Greenville County, South Carolina recorded May 14, 1979 in Deed Book 1102 at Page 435.



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which has the address of 125 Butler Springs Road, Greenville, S.C. 29615 (herein "Property Address");

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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