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# MORTGAGE

THIS MORTGAGE is made this 24 day of July, 1980, between the Mortgagor, Melvin R. Hutson and Margaret S. Hutson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of FIFTY-ONE THOUSAND TWO HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 24, 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 August 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 piece, parcel or lot of land situate, lying and being on the western side of Westview Avenue, in the City of Greenville, County of Greenville, State of South Carolina and known and designated as Lot No. 13, Section 2, of a Subdivision known as Lost Valley, plat of which is recorded in the RMC Office for Greenville County in Plat Book 5P at page 36, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Westview Avenue at the joint front corner of Lots 13 and 14 and running thence with the joint line of said lots N. 86-57 W. 100 feet to an iron pin; running thence N. 2-35 E. 80 feet to an iron pin at the joint rear corner of Lots 12 and 13; running thence with the joint line of said lots S. 85-48 E. 100.1 feet to an iron pin on the western side of Westview Avenue; running thence with the western side of said Avenue S. 2-35 W. 78 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of William Anthony Graef, Jr., dated July 24, 1980 and being recorded in the RMC Office for Greenville County in Deed Book 429 at Page 809.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property, and restrictions recorded in the RMC Office for Greenville County in Deed Book 1031 at page 289 and amended in Deed Book 1034 at page 428.

which has the address of 76 Westview Avenue, Greenville, South Carolina,  
29609 (herein "Property Address");  
(Street) (City) (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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