

P.O. Box 5457, Station B
Greenville, SC 29606

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
MORTGAGE OF REAL ESTATE -
MORTGAGE OF REAL ESTATE

BOOK 1535 PAGE 907

FILED
OCT 13 PM '81
DONN... R SLEY
S.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. R. HUTCHENS, JR. and KATHRYN HUTCHENS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SHARONVIEW FEDERAL CREDIT UNION

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eight Thousand and NO/100-----

Dollars (\$ 8,000.00) due and payable

ACCORDING TO TERMS AS SET FORTH IN PROMISSORY NOTE

with interest thereon from date at the rate of 14% per centum per annum, to be paid: weekly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 30, Dakota Hills, Section 2, as shown on plat thereof by Jones Engineering Service, dated October 5, 1972, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Bismarck Drive, joint front corner of Lots Nos. 29 and 30 and running thence with the line of said Lots, N. 13-22 W. 268.7 feet; thence S. 75-49 E. 141.7 feet to a point on Bison Court; thence with the curve of Bison Court, S. 2-48 W. 53 feet, S. 58-08 E. 48.8 feet and S. 27-23 E. 50 feet; thence S. 17-37 W. 28.3 feet to a point on Bismarck Drive; thence with Bismarck Drive, S. 62-37 W. 145.1 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of C. L. Dorr Construction Company, Inc., dated December 17, 1975 and recorded in the RMC Office for Greenville County on December 18, 1975 in Deed Book 1029 at Page 38.

THIS mortgage is second and junior in lien to that mortgage given to Fidelity Federal Savings & Loan Association in the original amount of \$25,125.00, dated April 10, 1974 and recorded in the RMC Office for Greenville County on April 10, 1974 in Mortgage Book 1306 at Page 763.

"The entire balance of the note secured hereunder and this mortgage shall be immediately due and payable upon transfer of the property listed."

OCT 13 1981

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

0907

4328 RV-2