

FILED  
GREENVILLE CO. S.C.

MORTGAGE

THIS MORTGAGE is made this 7th day of July, 19 72,  
between the Mortgagor, James W. Hutchison and Anita R. Hutchison  
(herein "Borrower"),  
and the Mortgagee, Cameron-Brown Company, a corporation  
organized and existing under the laws of the State of North Carolina,  
whose address is Raleigh, North Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Seven Thousand Seven Hundred and No/100-----Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (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, 2002;

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 20 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: on the southeastern side of Wallingford Road, being known and designated as Lot No. 105, as shown on a Plat of Buxton Subdivision, as recorded in the R.M.C. Office for Greenville County, in Plat Book 4N, at Page 3, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Wallingford Road, at the joint front corner of Lots 105 and 106, and running thence with the common line of said Lots S. 23-14 E. 272.9 feet to an iron pin; thence running S. 81-39 W. 118.6 feet to an iron pin at the joint rear corner of Lots 104 and 105; thence with the common line of said Lots N. 23-18 W. 246.25 feet to an iron pin on the southeastern side of Wallingford Road; thence with the line of said Road N. 68-37 E. 96.0 feet to an iron pin; thence continuing with line of said Wallingford Road N. 69-11 E. 19.0 feet to an iron pin, the point of beginning.

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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

This Mortgage Assigned to: Tampa Federal Savings  
+ Loan Association  
FROM Cameron-Brown Co.  
20<sup>th</sup> Sept 72 Assignment recorded  
1250 of R. C. 20-21-101-101  
647  
This 26<sup>th</sup> Sept 72 # 9252