

# MORTGAGE

THIS MORTGAGE is made this 20th day of April, 1984, between the Mortgagor, Bob C. Wynn

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

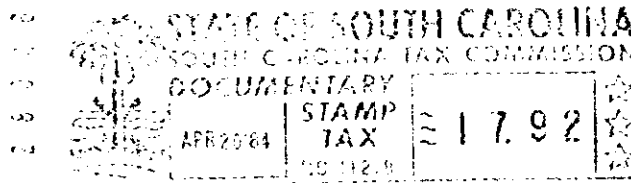
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-four Thousand Eight Hundred (\$44,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 20, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2014.

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 in the County of Greenville, State of South Carolina, situate, lying and being on the southern side of Harbor Drive and being known and designated as Lot 11 on a plat of Lake Harbor, recorded in the RMC Office for Greenville County in Plat Book MM, Page 15, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Harbor Drive, joint front corner of Lots 10 and 11 and running thence S 05-35 W 194.3 feet, more or less, to an iron pin on the high water mark of Saluda Lake; thence along the high water mark of Saluda Lake (the traverse line being S 73-20 E 81.7 feet) to a point at the rear corner of Lots 11 and 12; thence N 05-35 E 210 feet, more or less, to a point on the southern side of Harbor Drive; thence along said Harbor Drive, N 84-25 W 80 feet to the point of beginning.

DERVIATION: This being the same property conveyed to Mortgagor herein by deed of Fred C. Roller and Carol A. Roller as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1210, Page 940, on April 20, 1984.



which has the address of 103 S. Harbor Drive Greenville, South Carolina 29611 (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 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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