

FILED
GREENVILLE CO. S. C.

APR 18 3 47 PM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 17 day of April, 1979, between the Mortgagor, Larry Douglas Wynn and Dorinda Love Wynn, (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Seven Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable April 1, 2004;

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, with all buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville on the southeastern side of Cammer Avenue being a portion of Lots 39 and 13 on a plat of the property of G. F. Cammer made by R. E. Dalton, Engineer, dated February, 1923 as revised and recorded in the RMC Office for Greenville County in Plat Book L, Page 115 and a more recent plat of Larry Douglas Wynn and Dorinda Love Wynn prepared by Century Land Surveying Company dated April 11, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-D, Page 73, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Cammer Avenue and running thence S. 36-24 E., 217.5 feet to an iron pin; thence S. 53-36 W., 40.8 feet to an iron pin; thence N. 47-55 W., 208.0 feet to an iron pin on Cammer Avenue; thence with said Cammer Avenue N. 40-47 E., 5.8 feet to an iron pin on Cammer Avenue; thence still with said Cammer Avenue N. 44-17 E., 76.85 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of W. Michael Joseph to be recorded on even date herewith.

"In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagor promises to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02% of the original amount of of the loan. The estimated monthly premium for each year thereafter will be .01% of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of debt secured by the mortgage if the mortgagor fails to pay it."

which has the address of 23 Cammer Avenue Greenville,
[Street] [City]
South Carolina 29605 (herein "Property Address");
[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 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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