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JUL 5 12 23 PM '79
SHERIFF TANNERSLEY
R.H.C.

MORTGAGE

VA 1472 PAGE 780

THIS MORTGAGE is made this 5th day of July 1979 between the Mortgagor, CHARLES N. WYATT, JR. and CAROLYN P. WYATT (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND, FIVE HUNDRED and No/100 (\$40,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 5, 1979 (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, 2009.

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 in the State of South Carolina, County of Greenville, on the southern side of Buist Avenue, in the City of Greenville, and being shown and designated as Lot 19 on plat of NORTH PARK, recorded in Greenville County Plat Book K at Page 48, and being further shown on a more recent plat by Freeland & Associates, dated July 2, 1979, entitled "Property of Charles N. Wyatt, Jr. and Carolyn P. Wyatt, recorded in Greenville County Plat Book Z-J at Page 20, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Buist Avenue, joint front corner of Lots Nos. 18 and 19, and running thence along the common line of said lots, S. 19-19 W. 180.91 feet to an iron pin; thence running N. 72-09 W. 41.83 feet to an iron pin; thence running N. 5-33 E. 183.80 feet to an iron pin on the southern side of Buist Avenue; thence along the southern side of said avenue, S. 73-00 E. 85.62 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of John Thomas Goodson and Virginia C. Goodson, dated July 5, 1979, and recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY
STAMP
JUL 15 1979

which has the address of 5 Buist Avenue, Greenville, South Carolina 29609 (Street) (City) (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.

GCTO --- JUL 9 79 814

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