

FILED  
GREENVILLE CO. S. C.  
OCT 30 1 53 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

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## MORTGAGE

THIS MORTGAGE is made this 29th day of October,  
1979, between the Mortgagor, CLETUS R. WAYNICK and ARLENE G. WAYNICK  
(herein "Borrower"), and the Mortgagee, First Federal  
Savings and Loan Association, 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 Thirty Thousand and  
no/100ths Dollars, which indebtedness is evidenced by Borrower's  
note dated October 29th, 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 July 1, 2010.....;

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 certain piece, parcel or lot of land, with all buildings and improvements,  
situate, lying and being on the northwestern side of Rosebay Drive, in the County of  
Greenville, State of South Carolina, being shown and designated as Lot No. 44 on  
plat of DOVE TREE SUBDIVISION prepared by Piedmont Engineers and Architects, dated  
September 18, 1972, and revised March 29, 1973 and recorded in the RMC Office for  
Greenville County, S.C., in Plat Book 4-X at pages 21, 22 and 23, and having, according  
to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Rosebay Drive at the joint  
front corner of Lots Nos. 44 and 45 and running thence along the joint line of said  
lots, N. 52-29 W., 159.5 feet to an iron pin at the joint rear corner of said lots;  
thence N. 37-12 E., 125.0 feet to an iron pin at the joint rear corner of Lots Nos.  
43 and 44; thence along the joint line of said lots, S. 52-31 E., 160.0 feet to an  
iron pin on the northwestern side of Rosebay Drive; thence along said drive, S. 37-  
17 W., 125.0 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Dove Tree Realty,  
a Partnership, recorded August 2, 1979 in Deed Book 1108, page 506.

GREENVILLE SOUTH CAROLINA  
RECORDED  
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which has the address of Lot 44, Rosebay Drive Greenville  
South Carolina (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.

SOUTH CAROLINA — 1st Edition — 6-75 — FNMA/FHLMC UNIFORM INSTRUMENT with amendment adding Part 20

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