

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
DOCUMENTARY
JAN 4 1980

FILED
GREENVILLE CO. S. C. P.O. 1492 PAGE 514
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MORTGAGE TANKERSLEY
R.H.C.

THIS MORTGAGE is made this 2nd day of January, 1980, between the Mortgagor, Bradford W. Wyche and C. Diane Smock, (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 Sixty Six Thousand Nine Hundred Sixty Four and 45/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 2, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 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 certain piece, parcel or lot of land situate on the northeast side of Huntington Road and the west side of Raven Road near the City of Greenville, County of Greenville, State of South Carolina and being known and designated as Lot 54 on Sheet No. 3 of Huntington Subdivision, which plat is recorded in the RMC Office for Greenville, S. C. in Plat Book WWW, Page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Raven Road at the joint corner of Lots 53 and 54 and runs thence along the line of Lot 53 N. 48-49 W. 231.8 feet to an iron pin; thence along the line of Lot 55 S. 64-00 W. 300 feet to an iron pin on the northeast side of Huntington Road; thence along Huntington Road and following the curvature thereof, the following courses and distances: S. 23-26 E. 53.7 feet to an iron pin; S. 30-17 E. 56.5 feet to an iron pin; S. 44-12 E. 50 feet to an iron pin; S. 56-54 E. 50 feet to an iron pin; S. 69-14 E. 50 feet to an iron pin; S. 77-10 W. 50 feet to an iron pin; thence continuing along Huntington Road S. 79-20 E. 140 feet to an iron pin at the intersection of Huntington Road and Raven Road; thence with the intersection of said roads N. 52-28 E. 33.35 feet to an iron pin on the west side of Raven Road; thence along Raven Road and following the curvature thereof, the following courses and distances: N 4-15 E. 34.05 feet to an iron pin; N. 13-43 E. 50 feet to an iron pin; N. 20-29 E. 50 feet to an iron pin and N. 30-06 E. 50 feet to the beginning corner

This conveyance is subject to all restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property.

This is the same property conveyed to mortgagors by deed of Peter J. and Ann L. McCord dated January 20, 1980 and recorded January 4, 1980 in Deed Book 1118 at Page 39.

which has the address of Route 2, Raven Road Greenville,
(Street) (City)
South Carolina 29607 (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 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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