

Mortgagee's Address: 301 College Street, Greenville, S.C. 29601

BOOK 1588 PAGE 768

RECORDED  
DEC 13 3 49 PM '82  
DONNA W. WYNN  
R.M.C.

### MORTGAGE

THIS MORTGAGE is made this 6th day of December, 1982, between the Mortgagor, Larry D. Wynn and Dorinda P. 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 Eighteen Thousand and No/100 (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 6, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1998;

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 improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 157 of a subdivision known as Chestnut Hills as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book GG, Page 35, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Butternut Drive, at the joint front corner of Lots 156 and 157, and running thence with Butternut Drive, S. 72-45 E. 82.4 feet to an iron pin at the corner of Lot 158; thence with the line of Lot 158 S. 13-04 W. 162.1 feet to an iron pin; thence N. 82-05 W. 59.4 feet to an iron pin at the corner of Lot 155; thence with the line of Lot 155, N. 9-12 W. 79.1 feet to an iron pin at the corner of Lot 156; thence with the line of Lot 156, N. 17-20 E. 100 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed of Conrad Mark Brook dated the 11th day of March, 1974 and recorded in the R.M.C. Office for Greenville County on the 11th day of March, 1974 in Deed Book 995 at Page 182.

This is a second mortgage and is junior in lien to that mortgage executed to First Federal Savings and Loan Association of South Carolina, recorded in the R.M.C. Office for Greenville County on the 11th day of March, 1974 in Mortgage Book 1303 at Page 478.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
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which has the address of 38 Butternut Drive, Greenville,  
(Street) (City)  
S.C. (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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