

FILED
GREENVILLE CO. S. C.

JUL 19 3 56 PM '83 MORTGAGE

THIS MORTGAGE is made this 14 day of July, 1983 between the Mortgagor, George G. Gunn, Margaret C. Gunn, Barry R. Bynum and Mary L. Bynum, (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 Sixty-Five Thousand Two Hundred Forty and 35/100 (\$65,240.35) dollars, which indebtedness is evidenced by Borrower's note dated July 14, 1983, (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 30, 1993

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 and Pickens, State of South Carolina.

ALL that certain piece, parcel or tract of land in the County of Greenville, State of South Carolina, on the easterly side of Middle Tyger River, containing 26.3 acres, more or less, and being shown and designated as property of George G. and Margaret C. Gunn, on plat prepared by H. C. Clarkson, RLS, May 5, 1975, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Middle Tyger River, said point being the extreme southwesterly corner of the tract herein conveyed and running thence from the center of said corner to an iron pin on the bank; running thence N 48-56 E 1288.3 feet to an iron pin; thence N 7-00 E 373.8 feet to an iron pin; thence N 9-30 W 319.8 feet to an iron pin; thence S 88-07 W 100 feet; thence N 9-31 E 60.6 feet to an iron pin; thence N 70-52 W 195.6 feet to an iron pin; thence N 24-47 E 48.3 feet to an iron pin; thence N 46-00 W 170.4 feet to a point in Highway No. 14; thence along said Highway S 50-26 W 200 feet to a point, S 46-31 W 200 feet to a point; S 44-15 W 163.5 feet to a point, and S 48-57 W 135.8 feet to a point in the center line of said Highway at bridge; thence with the center line of Middle Tyger River the traverse line of which are: S 11-26 E 113.9 feet; S 12-03 W 359.4 feet; S 4-43 W 702.8 feet; and S 5-35 E 171.6 feet to the point of beginning.

ALSO:

ALL that certain piece, parcel or tract of land in the County of Greenville, State of South Carolina, on the northerly side of Middle Tyger River, containing 51.7 acres, more or less, and being shown and designated as Property of George G. and Margaret C. Gunn, on plat prepared by H. C. Clarkson, RLS, May 21, 1975, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the corner of the tract herein conveyed and running thence from said point N 60-00 E (crossing an iron pin on bank 20 feet from the

(See Attachment A)

which has the address of Route 2, Box 84, Landrum, SC 29356 and Route 9, Box 250, Easley, SC 29640 (herein "Property Address");
(Street) (City) (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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