

FILED  
GREENVILLE CO. S. C.

BOOK 1632 PAGE 468

OCT 26 12 25 PM '83  
DONNIE S. WAINWRIGHT  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 26th day of October 1983, between the Mortgagor, Baxter M. Wynn and Paula J. Wynn (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 225, Columbia, South Carolina, 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-seven Thousand Two Hundred and No/100 (\$87,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 26, 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 November 1, 2013;

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 buildings and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 2 on Plat of Isbell Heights, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book XX at Page 167 and having according to a more recent plat entitled "Isbell Heights, Lot 2, Property of Baxter M. Wynn and Paula J. Wynn" dated October 21, 1983 by Freeland & Associates, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Isbell Lane at the joint front corner of Lots 1 and 2 and running thence N. 59-09 E. 209.5 feet to an iron pin; thence turning and running S. 37-23 E. 212 feet to an iron pin; thence turning and running along the common line of Lots 2 and 3 S. 79-06 W. 274.3 feet to an iron pin on the eastern side of Isbell Lane; thence turning and running along said Isbell Lane N. 14-00 W. 60 feet to an iron nail; thence N. 23-53 W. 60 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Violet J. Clayton dated October 26, 1983 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1199 at Page 233.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA  
DATE OF RECORDING: OCT 26 1983  
STAMP: 3488  
TAX: 3488

which has the address of 13 Isbell Lane Greenville, South Carolina 29607 (herein "Property Address");

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.

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