

MORTGAGE

FILED
OFFICE OF THE CLERK OF COURT
COLUMBIA, S.C.

FEB 3 3 11 2014
THIS MORTGAGE is made this 3rd day of February 1984 between the Mortgagor, Thomas W. Guinnee and Laree H. Guinnee (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association (herein "Lender"), a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 11629, Columbia, S.C.

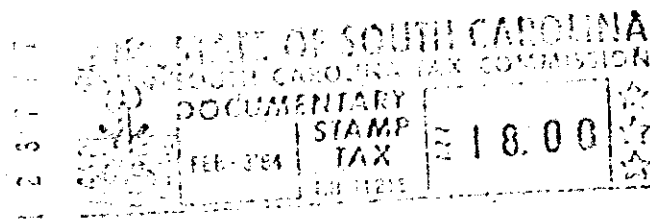
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand and no/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 3, 1984 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1999

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 piece, parcel or lot of land situate, lying and being on the southeastern side of Wayne Drive in Greenville County, South Carolina being known as Lot No. 58 as shown on plat entitled "Sect. No. 2, Edwards Forest" prepared by Dalton & Neves, dated March 1957 and recorded in the RMC Office for Greenville County, S.C. in Plat Book RR at page 21 and having according to said plat and more recent survey prepared by Freeland & Associates dated January 27, 1984 entitled "Property of Thomas W. Guinnee and Laree H. Guinnee" the following metes and bounds to wit:

Beginning at an iron pin on the southeastern side of Wayne Drive at the joint front corner of Lots Nos. 58 and 59 and running thence with the common line of said lots S. 33-15 E. 180 feet to an iron pin; thence N. 56-45 E. 100 feet to an iron pin at the joint rear corner of Lots 58 and 57; thence with the common line of said lots N. 33-15 W. 180 feet to an iron pin on the southeastern side of Wayne Drive; thence with the southeastern side of Wayne Drive, S. 56-45 W. 100 feet to an iron pin, the point of beginning.

The above described property is the same property conveyed to the Mortgagors by deed of Joseph L. Walton III to be recorded herewith.



which has the address of 11 Wayne Drive, Taylors, South Carolina (City) 29687 (State and Zip Code) (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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