

Documentary Stamps are figured on  
the amount financed \$ 20,087.04

# MORTGAGE

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THIS MORTGAGE is made this 16th day of April 1984 between the Mortgagor, Raymond A. Wynn (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B., a corporation organized and existing under the laws of the United States of America, whose address is 101 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty One Thousand Five Hundred Seventy Two dollars and 93/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 16, 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 October 24, 1984

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 near the City of Greenville in the County of Greenville, State of South Carolina, being known and designated as Lot No. 117, Oak-Crest, Section 2, as per plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "GG", pages 130 and 131, and having, according to said plat, the following metes and bounds, to-wit.

BEGINNING at an iron pin on the Northwestern side of McLendon Drive, joint front corner Lots 116 and 117, and running thence N. 60-48 W. 120 feet to an iron pin; thence N. 22-12 E. 120 feet to an iron pin on the Southwestern side of Lynhurst Drive; thence along the Southwestern side of Lynhurst Drive, S. 60-48 E. 110 feet to an iron pin; thence around the curve of the intersection of Lynhurst Drive and McLendon Drive, the chord of which is S. 15-48 E. 35.4 feet to an iron pin on the Northwestern side of McLendon Drive; thence with the Northwestern side of McLendon Drive, S. 20-12 W. 94.3 feet to the beginning corner.

This is that same property conveyed by deed of Paul N. Bayne to Raymond A Wynn dated June 2, 1956 and recorded June 5, 1956 in deed Volume 554 at Page 152 in the RMC Office For Greenville County, South Carolina.

which has the address of 38 Butternut Drive Greenville, SC 29605 (herein "Property Address");

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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.

