

FILED
GREENVILLE CO. S.C.
DEC 21 12 24 PM '84
DONNIE S. TAKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 21, 1984. The mortgagor is Larry Douglas Wynn and Dorinda P. Wynn ("Borrower"). This Security Instrument is given to AMERICAN FEDERAL BANK, FSB which is organized and existing under the laws of THE UNITED STATES OF AMERICA, and whose address is POST OFFICE BOX 1268, GREENVILLE, SOUTH CAROLINA 29602 ("Lender"). Borrower owes Lender the principal sum of One Hundred Fourteen Thousand and no/100 Dollars (U.S. \$114,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on January 1, 2015. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

ALL that piece, parcel or lot of land, containing 2.53 acres, more or less, situate lying and being on the Southeastern side of Ponders Road, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated at Lot No. 3 as shown on plat prepared by Piedmont Surveyors, dated February 13, 1979, entitled "Addition to Huntington", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-C at page 3, and having, according to said plat, the following metes and bounds.

BEGINNING at an iron pin on the Southeastern side of Ponders Road at the joint front corner of Lots Nos. 2 and 3, and running thence with the line of Lot No. 2 S. 68-28 E. 554.3 feet to an iron pin on the line of property now or formerly of Wilson; thence with the line of the said Wilson property N. 3-43 W. 250.1 feet to an iron pin; thence with the line of property now or formerly of Voorhees N. 68-45 W. 426.75 feet to an iron pin on the Southeastern side of Ponders Road; thence with the Southeastern side of Ponders Road S. 26-51 W. 224.87 feet to the point of beginning.

The premises hereinabove described are conveyed subject to certain restrictions and protective covenants recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 740 at page 269 and in Deed Book 815 at page 313 and subject to all roadways, easements and rights of way, if any, affecting the above described property.

The above described property is the same acquired by the Mortgagor by deed from Joseph R. Cannizzaro, et al recorded of even date herewith.

which has the address of Route 2, Lot No. 3 Ponders Road, Greenville, South Carolina 29615 ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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