

GREENVILLE CO. S.C.
13 10 30 AM '78

MORTGAGE
(Construction—Permanent)

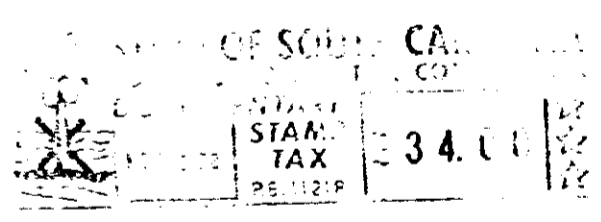
THIS MORTGAGE is made this 13th day of November, 19 78, between the Mortgagor, Charles W. Wood, IV and Victoria Arnold Wood, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-five Thousand and No/100 Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated November 13, 1978, (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009;

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, (b) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated November 13, 19 78 (herein "Loan Agreement") as provided in paragraph 24 hereof, and (c) 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: being shown and designated as a part of Lot No. 31 on plat entitled Property of W.N. Leslie, Inc. prepared by Dalton & Neves, Engineers, dated December 1977, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Quail Hill Dr at the joint front corner of Lots 33 & 31 and running thence along said Drive, S 46-13 E 152.5 feet to an iron pin; thence with a line through lot 31, N 42-04 E 250.1 feet to an iron pin in line of property of Sallie Huguenin; thence with the line of Huguenin, N 46-13 W 145 feet to an iron pin, joint rear corner of Lots 31 & 33; thence with the line of Lot 33, S 43-47 W 250 feet to an iron pin at the point of beginning.

This is the same property conveyed to the mortgagors by deed of W.N. Leslie, Inc. recorded June 23, 1978 in Deed Book 1081, Page 833 of the RMC Office for Greenville County.



Derivation:

which has the address of 11 Quail Hill Drive, Greenville, South Carolina 29607
[Street] [City]
[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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