

FILED
GREENVILLE CO. S. C. MORTGAGE
MAR 23 4 25 PM '79
DONNIE S. TANKERSLEY
R.M.C.

VCL 1400 PAGE 048

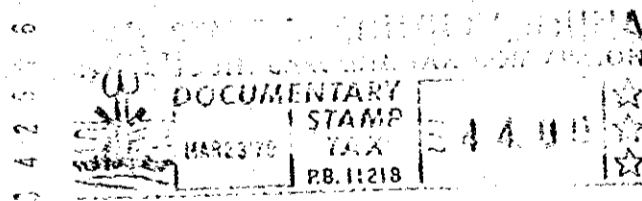
THIS MORTGAGE is made this 23 day of March, 1979, between the Mortgagor, Winston F. Woodward (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Ten Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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: being shown as tract containing 2.05 acres on a plat of Property of Winston Woodward dated October 12, 1978, prepared by Freeland & Associates, recorded in Plat Book 6U, Page 99 in the RMC Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of a frontage road at the corner of a proposed 60 foot road, said iron pin being 2500 feet more or less from Brushy Creek and running thence with said proposed road the following courses and distances: S. 00-19 W., 162.8 feet, S. 26-11 W., 52.33 feet, S. 45-30 W., 100 feet and S. 38-30 W., 37.02 feet to an iron pin; thence S. 37-40 W., 265.73 feet to an iron pin; thence N. 26-47 W., 217.9 feet to an iron pin; thence N. 28-10 E., 150.40 feet to an iron pin; thence N. 82-15 E., 137.66 feet to an iron pin; thence N. 11-38 E., 151.45 feet to an iron pin on the aforementioned frontage road; thence with said road N. 79-54 E., 143.22 feet to the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Threatt Enterprises, Inc. as recorded in the RMC Office for Greenville County in Deed Book 1096, Page 986 recorded February 15, 1979.



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which has the address of PO Box 8185, Station 4 Greenville, South Carolina 29604. (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 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.

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