

MAY 4 2 06 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 30th day of APRIL 1979, between the Mortgagor, JAMES W. WOODS AND STELLA R. WOODS (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").

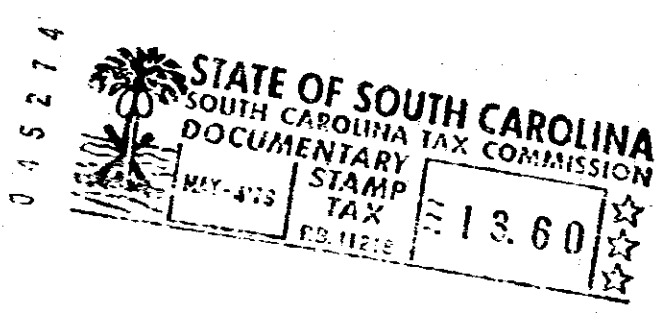
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FOUR THOUSAND AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated APRIL 30, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JUNE 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 certain lot of land lying on the northern side of Jenkins Bridge Road, County and State Aforesaid, and shown as 1.89 acres on a plat of property of C. G. Shelor by C. O. Riddle, dated February 22, 1964, recorded in the RMC Office for Greenville County in Plat Book III, page 55, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a point near the center of Jenkins Bridge Road and running thence N. 7-20 W., 309 feet to an iron pin; thence N. 74-03 E., 235 feet to an iron pin; thence S. 19-31 E., 207.5 feet to a point near the center of Jenkins Bridge Road; thence along the center of said Road, S. 74-03 W., 263 feet to a point; thence S. 79-17 W., 37 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of J. L. Leake, Jr., recorded in the RMC Office for Greenville County in Deed Book 769 at page 263 on March 16, 1965.



GCTC --- 1 MY 4 79 1064

which has the address of Route 2, Jenkins Bridge Road (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".

3.50CI

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.

0 3 5 9

4328 RV-2