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GREENVILLE CO. S. C.
DEC 21 3 26 PM '79
DONNIE S. TANKERSLEY
R.M.C.

GREENVILLE CO. S. C.
JAN 24 1 49 PM '80
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R.M.C.

BOOK 1491 PAGE 850
BOOK 1494 PAGE 69

MORTGAGE

THIS MORTGAGE is made this 14th day of December, 1979, between the Mortgagor, Sydney D. Wood, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Eight Thousand Eight Hundred & No/100 (\$28,800.00)-----Dollars, which indebtedness is evidenced by Borrower's note dated December 14, 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 January 1, 2010; *(Di)*

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 piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in Paris Mountain Township, County of Greenville, State of South Carolina, near the City of Greenville, being a portion of Property of W. P. Nicholson, shown and designated on a Plat for Sydney D. Wood, prepared by Webb Surveying & Mapping Company, dated July, 1979, and recorded in the RMC Office for Greenville County, S. C. on July 31, 1979, in Plat Book 7-K, at Page 15, being more particularly described, according to said plat, to-wit:

BEGINNING at a point in the center of Duncan Road and running thence along the center of said road, N. 38-49 E., 131.83 feet to a point in the center of Duncan Road; thence along the line of said property, S. 68-16 E., 212.88 feet to an iron pin at the rear corner of said lot; thence S. 39-55 W., 148.16 feet to an iron pin on the southern side of said property; thence continuing with the line of said lot, N. 64-10 W., 205.89 feet to a point in the center of Duncan Road, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of James A. Boling and Jack W. Lollis dated July 30, 1979, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1108, at Page 205, on July 31, 1979.

which has the address of Route 3, Duncan Road, Greenville, (Street) (City)
So. Car. 29611 (herein "Property Address");
(State and Zip Code)

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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GCTO --- 1 JAN 24 80 1335

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