

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
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GREENVILLE CO. S. C.
SEP 4 4 49 PM '80
DONNIE S. JAMES
MORTGAGE

1514 538

THIS MORTGAGE is made this 28th day of August,
19 80, 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 Fifty-six thousand and
No/100ths (\$56,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated August 28, 1980, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1st,
2010.....;

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, situate, lying and being
in the State of South Carolina, County of Greenville, in Paris Mountain
Township, on the eastern side of Duncan Road, containing 3.35 acres, more
or less, and having, according to a plat thereof made by C. O. Riddle, dated
May 13, 1958, recorded in the RMC Office for Greenville County, S. C. in
Plat Book PP at Page 119, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Duncan Road in a culvert over a branch
crossing said Road, and running thence along the center of Duncan Road N. 38-
48 E. 263 feet to a point in the center of said Road; thence along the line
of property of the John R. Pearson and Alta N. Pearson, now or formerly,
S. 68-16 E. 617.55 feet to an iron pin; thence S. 8-00 E. 152 feet to an iron
pin; thence along the center of a branch as the line, as follows: N. 79-
55 W. 414 feet; thence N. 83-15 W. 150 feet; thence N. 67-16 W. 220 feet
to the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land, 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 and Mapping Co., dated July, 1979, and recorded in the RMC
Office for Greenville County on July 31, 1979, in Plat Book 7-K at Page 15,
being more particularly described, according to said plat, as follows:

(Continued)

which has the address of Route 3, Duncan Road, Greenville, South Carolina,
(Street) (City)
29609
(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 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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