

FILED
GREENVILLE CO S.C.

BOOK 1517 PAGE 01

SEP 22 3 17 PM '80

MORTGAGE

DONNIE S. FANNERSLEY
R.M.C.

THIS MORTGAGE is made this 19th day of September, 1980, between the Mortgagor, Robert J. Bode and Mary Beth Bode, (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 Nine Thousand Three Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 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 1, 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 lying, situate and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 3 on a plat of Windsor Oaks, Section I, recorded in the RMC Office for Greenville County in Plat Book 7-C at Page 8, and being further shown on a plat entitled "Property of Robert J. Bode and Mary Beth Bode", dated September 18, 1980, prepared by Carolina Surveying Company, to be recorded herewith, and having, according to said latter plat, the following metes and bounds to-wit:

Beginning at an iron pin on the northerly side of Strange Road at the joint front corner with Lot 2 and running thence along the northerly side of Strange Road N. 41-42 W. 27 feet to an iron pin; thence continuing along the northerly side of Strange Road N. 45-30 W. 46 feet to an iron pin; continuing thence along the intersection of Strange Road with Stonehedge Court N. 1-11 W. 35.5 feet to an iron pin on the eastern side of Stonehedge Court; continuing thence along the east side of Stonehedge Court N. 42-35 E. 113.4 feet to an iron pin; thence running S. 85-52 E. 42.2 feet to an iron pin; thence running S. 34-48 E. 63.8 feet to an iron pin at the joint rear corner with Lot 2; thence running along the joint line with Lot 2 S. 41-44 W. 155.2 feet to an iron pin on the northerly side of Strange Road of the joint front corner with Lot 2, being the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of John J. Stubblefield, Sr., d/b/a John Stubblefield Builders, dated September 19, 1980, and to be recorded herewith.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS COMMISSION
DOCUMENTARY
STAMP
TAX \$ 23.76

which has the address of Lot 3 Stonehedge Court Taylors,
(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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