



44677

MORTGAGE

BOOK 1543 PAGE 700

THIS MORTGAGE is made this 28th day of May 1981, between the Mortgagor, Milton T. Wood and Patricia A. Wood (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of nine thousand, five hundred sixty-nine and 16/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 28, 1981 (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, 1989;

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 piece, parcel or tract of land lying in the State of South Carolina County of Greenville, Mauldin Township, located on the western side of Fowler Circle Road and being bounded on the north by land now or formerly of E. Douglas Patton and Kennon H. Patton; on the west and southwest by lands now or formerly of William H. Harrison and being more particularly described according to a plat prepared by Charles K. Dunn and D. C. Edens, dated October 16, 1973, as follows:

Beginning at an iron pin at the joint corner of this triangular shaped parcel and the lands of Patton and Harrison, said iron pin being located on the northwestern corner of this property and running thence S. 83-17 E. 405.6 feet to an iron pin located in the right of way of Fowler Circle Road; thence continuing S. 83-17 E. 25 feet to an iron pin located in the center of Fowler Circle Road; thence S. 06-43 W. 315 feet to an iron pin located in the center of Fowler Circle Road; thence continuing with the center of Fowler Circle Road, S. 05-57, E. 170 feet to an iron pin; thence N. 37-30 W. 670.9 feet to an iron pin, the point of beginning.

Being the same property conveyed by E. Douglas Patton dated November 1, 1973, recorded same date, in deed book 987, page 454.

This is the same property conveyed by deed of Robert K. Reed, dated 8/16/76, recorded 8/24/76, in volume 1041, page 722 of the RMC Office for Greenville County, SC.

which has the address of Route 14, Fowler Circle Greenville South Carolina, 29607 (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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