

MORTGAGE

THIS MORTGAGE is made this 29 day of June 19 81, between the Mortgagor, Fred Woods and Mary Woods (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 Sixteen thousand, six hundred, eleven dollars and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 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 August 1, 1986

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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 170 as shown on plat of Devenger Place, Section 9, recorded in plat book 6 H at page 71. and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Windward Way, the joint front corner of Lots 170 and 171; thence with the joint line of said lots S. 59-59 E. 140. feet to an iron pin; thence turning S. 33-01 W. 85 feet to an iron pin joint rear corner of Lots 170 and 169; thence with the joint line of said lots N. 59-59 W. 140 feet to an iron pin on the southeastern side of Windward Way; thence with the southeastern side of said street N. 33-01 E. 85 feet to the point of beginning.

This is the same lot conveyed to grantors by Devenger Road Land Company a partnership, by deed dated Aug. 17, 1979 recorded Aug. 20, 1979 in deed vol. 1109 page 745 of the RMC Office for Greenville County, SC, and is conveyed subject to any restrictions, reservations, zoning ordinances, rights of way or easements that may appear of record, on the recorded plat or on the premises.

This is the same property conveyed by deed of H. J. Martin and Joe O. Charping, dated and recorded 10/5/79 in vol. 1113, page 74, of the RMC Office for Greenville County, SC.

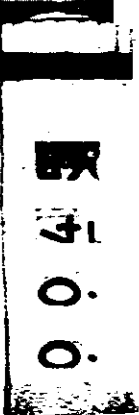
which has the address of . . . 170 Winward Way . . . Greer . . . SC . . . 29651 . . .
(Street) (City)
 . . . (herein "Property Address");
(State and Zip Code)

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.

REC'D 1981 1432

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