



Documentary Stamps are figured on the amount financed. \$9009.64

63-050005-64

BOOK 1588 PAGE 603

MORTGAGE

THIS MORTGAGE is made this 28th day of October 1982, between the Mortgagor, Billy M. Woods and Johnnye S. 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 Fifteen thousand two hundred sixty eight & 68/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 15, 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, lot or tract of land lying, situate and being in Grove Township, State and County aforesaid, on the Southwest side of Augusta Road, about 5 miles from the City of Greenville, and being known and designated as Lot No. 4 according to plat made by W. J. Riddle, Surveyor, September 1949, being more fully described as follows:

BEGINNING at an iron pin on the Augusta Road, joint front corner of lots Nos. 3 and 4, said plat, and running thence with line of lot No. 3, now or formerly owned by W. C. Bayne, N. 87-15 W. 387.5 feet to iron pin, joint rear corner of lots Nos. 3 and 4, line of James C. Sorrells, Jr; thence with Sorrells' line N. 14-23 E. 126.3 feet to iron pin in line of home place of grantor; thence with grantor's line S. 85-50 E. 336.3 feet to iron pin on Augusta Road; thence with the southwest side of the Augusta Road S. 9-40 E. 119 feet to iron pin, the point of beginning.

This is the same property conveyed to Billy M. Woods and Johnnye S. Woods, dated August 16, 1961, and recorded on August 28, 1961, in the RMC Office for Greenville County South Carolina, in Deed Book 681, at Page 7.

which has the address of Rt. #2 Piedmont South Carolina 29673 (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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