

GREENVILLE
MAY 17 2 52 PM '83
DONATE
RILEY

30. 1306 289

MORTGAGE

THIS MORTGAGE is made this 9th day of May 1983, between the Mortgagor, Harold W. Wood and Frances C. Wood (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-three thousand and no/100ths (\$23,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 1983 (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, 1998

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, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the southeastern side of Easley Bridge Road in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 3 on plat of Camellia Park, Map 2, recorded in Plat Book M at page 85 and being described more particularly, according to plat of Harold W. Wood and Frances C. Wood prepared by Freeland and Associates, dated May 9, 1983, recorded in Plat Book 2-5 at page 62, to wit:

BEGINNING at an iron pin on the southeastern side of Easley Bridge Road at the joint front corner of Lots 2 and 3, which iron pin is 190 feet more or less from the intersection of said Road and Mary Street, and running thence along the common line of said lots S 42-05 E, 200.06 feet to an iron pin at the joint rear corner of said lots; thence S 46-12 W, 76.48 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence along the common line of said Lots N 47-06 W, 201.6 feet to an iron pin at the joint front corner of said Lots on the southeastern side of Easley Bridge Road; thence along the southeastern side of said Road N 46-59 E, 94.1 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Margaret Cely recorded May 11, 1983 in Deed Book 1188 at page 149 in the Greenville County RMC Office.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
09.20

which has the address of 1905 Old Easley Bridge Road, Greenville, SC
(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.

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