

SECOND
MORTGAGE

Decorative Slugs are figured on
the amount financed \$7752.21

1983 1001 0312

THIS MORTGAGE is made this 22nd day of July 1983 between the Mortgagor, Charles T. and LaFane W. 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 Seven thousand six hundred five and 60/100* Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on Sept, 1988.

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 with the buildings and improvements thereon, lying and being on the westerly side of Windfield Road, in the City of Greenville, S.C., being known and designated as Lot No. 6, Section A, Cover Estates, as recorded in the RMC office for Greenville County, S.C., in Plat Book QQ, at pages 146 and 147 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Windfield Road, said pin being the joint front corner of Lots 5 and 6 and running thence with the common line of said Lots S 74-17 W 203.9 feet to an iron pin; thence S 31-42 W 108 feet to an iron pin; thence S 83-18 E 69.9 feet to an iron pin; thence with the line of Lot 7 N 73-01 E 218.7 feet to an iron pin on the westerly side of Windfield Rd.; thence with the westerly side of Windfield Road N 15-50 W. 95 feet to an iron pin the point of beginning.

For deed into grantors, see Deed Book 775, page 129.

This is the same property conveyed by deed of H. J. Almers, Jr and Barbara B. Almers on deed dated 7-23-69, recorded 7-24-69 in Deed Volume 872 page 299. Deeded to Charles T. Wood and Lafane W. Wood.

which has the address of 120 Winfield Road Greenville, S.C. 29607 (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 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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