

FILED
 OCT 11 1983
 George S. Tankersley

MORTGAGE

BOOK 1630 PAGE 327

THIS MORTGAGE is made this 5th day of October 1983 between the Mortgagor, Patricia B. Wood (herein "Borrower"), and the Mortgagee, FIRST PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 210 South Limestone Street, Gaffney, South Carolina 29340. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Two Thousand Five Hundred and no/100 (\$22,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 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 October 1, 2013;

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 lot of land in the City and County of Greenville, State of South Carolina as shown on plat of Sarah F. McGee Spence in Plat book CC at page 175 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Townes street Extension which iron pin is situate 212 feet south of the intersection of Ashley Avenue and running thence along the line of Lot 12, N88-45W 51.2 feet to an iron pin; thence along the line of lot 10 N1-15E 106.8 feet to an iron pin; thence S79-19E 67.8 feet to an iron pin on the western side of Townes Street Extension; thence with said street S10-41W 97 feet to the point of beginning.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and right-of-ways, if any, affecting the above described property.

STATE OF SOUTH CAROLINA
 DEPARTMENT OF REVENUE
 TAX STAMP
 \$ 00.00

which has the address of Townes Street Extension, Greenville, S. C. 29611 (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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