



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 6502.64 .

THIS MORTGAGE is made this 31st day of October 1983 between the Mortgagor, James' Craig Woodside (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 nine thousand two hundred and seventy one dollars and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 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 November 20, 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 piece, parcel or lot of land situate, lying and being known and designated as Lot No. 12 and a triangular strip off of Lot No. 13, as shown on a plat of REVISION of WOOD CIRCLE recorded in Plat Book WW at Page 54 and more recently shown as Lot No. 12 on a plat prepared for J. P. Medlock, recorded in Plat Book 4-U at Page 135, and according to said plat, having the following metes and bounds:

BEGINNING at an iron pin on the west side of Wood Circle, joint front corner of Lots Nos. 11 and 12, and running thence as dividing line between said lots Nos. 80-38 W. 168.8 feet to an iron pin; thence N. 57-29 W. 110.8 feet to an iron pin; thence S. 6-23 W. 139.4 feet to an iron pin, corner of Lot No. 13; thence S. 76-24 E. 249.2 feet to an iron pin on the west side of Wood Circle; thence with the western edge of said street N. 16-45 E. 115 feet to the point of beginning.

This being the same property conveyed to the Grantor by Deed of William R. Douglas and Agatha S. Douglas recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1066 at Page 740 recorded on October 13, 1977 at 4:57 P.M.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat or on the premises.

which has the address of 13 Wood Circle, Taylors, South Carolina, 29687 (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 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.

