

First Federal Savings & Loan
P.O. Box 477
Greenville, South Carolina 29602

MORTGAGE

010-320903-9

THIS MORTGAGE is made this 17th day of February, 1984, between the Mortgagor, Ronald C. Wood and Carolyn E. Wood, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

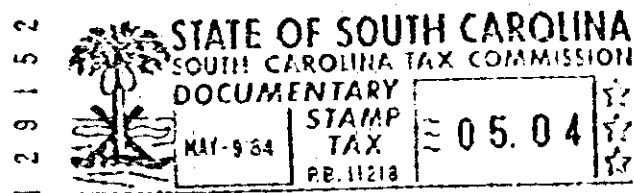
WHEREAS, Borrower is indebted to Lender in the principal sum of \$12,584.04 Twelve Thousand Five Hundred Eighty Four & 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 28, 1994.....;

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 in the County of Greenville, State of South Carolina, and being shown as Lot No. 83 on plat of King Acres as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY at Page 153, and having, according to said plat the following courses and distances, to-wit:

BEGINNING at a point on the western edge of Boxwood Lane, joint front corner of Lots Nos. 82 and 83, and running thence with the common line of said lots, N. 67-17 W. 141.7 feet to a point; thence with the line of Lot No. 84, S. 45-28 W. 110 feet' to a point on the northern side of Bent Creek Drive; thence running with said Drive, S. 44-32 W. 100 feet to a point; thence, S. 62-24 E. 40.5 feet to a point; thence, N. 81-23 E. 43 feet to a point; thence with the intersection of Bent Creek Drive and Boxwood Lane, N. 43-33 E. 43 feet to a point on the western side of Boxwood Lane; thence with said Lane, N. 22-33 E. 80.4 feet to a point, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Roger L. Frederes and Doris W. Frederes in the RMC Office for Greenville County on August 1, 1973 in Deed Book 980 at Page 640.



which has the address of 112 Boxwood Lane Greer (City),

South Carolina 29651 (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.

29152
2 MAY 9 84 1109
4.0001

5
6
9
0

7328-11-2