

GREENVILLE CO. S.C.

3/5 COPY

MORTGAGE

BOOK 1440 PAGE 410

THIS MORTGAGE is made this 4th day of August, 1978, between the Mortgagor, Donald Wilton Wood and Jane W. Wood (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ~~--- NINE THOUSAND AND NO/100 (\$9,000.00)---~~ Dollars, which indebtedness is evidenced by Borrower's note dated August 4, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1983.

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 parcel or tract of land in Oneal Township, of Greenville County, South Carolina, lying on the east side of the May's Bridge Road, near the Village of Oneal, bounded on the north by lands of Howard Rollins, formerly Mitchell; on the east by lands of W. E. Duncan, and on the south and west by lands of Jerome Davis, having the following courses and distances:

BEGINNING on an iron pin in the center of the May's Bridge Road, and runs thence with the center of said road, S. 2-35 E. 425 feet to an iron pin at a small bridge or culvert; thence S. 78 E. 244 feet to an iron wood tree on the eastern side of a branch; thence up the branch N. 3-30 W. 400 feet to an iron pin on the eastern side of branch; thence N. 16 E. 435.5 feet to an iron pin on Howard Rollins' line, corner with other lands of W. E. Duncan; thence with the Rollins line S. 46-40 W. 492 feet to the beginning corner.

LESS, HOWEVER, that certain tract of land containing .57 acres conveyed to James Wilton Wood by Deed Book 646 at page 395, recorded in the R.M.C. Office for Greenville County.

It was the intent of Roy R. Wood, Jr. to convey to mortgagors 2.88 acres of land.

This property is subject to all recorded easements, rights of way, restrictions and zoning ordinances, if any, which affect the title to the above described property.

This being the same property conveyed to mortgagors by deed of Roy R. Wood, Jr. dated October 20, 1976, and recorded October 22, 1976, in Deed Book 1045 at page 20, R.M.C. Office for Greenville County.

which has the address of Route 3, May's Bridge Road, Greer, South Carolina 29651 (herein "Property Address"); (State and Zip Code) (Street) (City)

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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