

LOVE, THORNTON, ARNOLD & THOMASON
File # 27393 Atty. Sec. g
N. O. Frederick W. Wood
Blk. Bk. # 219-3-11

FILED
GREENVILLE, S. C.
JUN 11 1980
MORTGAGE
DONNA W. WILKINS
SILCO

THIS MORTGAGE is made this 10th day of June, 1980, between the Mortgagor, Frederick W. Wood and Kathleen B. Wood, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Twenty-six Thousand Six Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2005.....;

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 together with any improvements thereon or hereafter constructed thereon, situate lying and being on the northwestern side of West Prentiss Avenue being known and designated as Lot No. 8, Block F as shown on Plat of O. P. Mills Subdivision recorded in Plat Book C at page 176 and also shown on a plat prepared by Piedmont Engineers, Architects and Planners dated May 31, 1980 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of West Prentiss Avenue at the joint front corner of Lots 8 and 10 and running thence N 44-33 W, 188 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence N 45-27 E, 65 feet to an iron pin; thence along the common line of Lots 6 and 8 S 44-33 E, 188 feet to an iron pin at the joint front corner of said lots on the northwestern side of West Prentiss Avenue; thence along and with said avenue S 45-27 W, 65 feet to an iron pin at the joint front corner of Lots 8 and 10, the point of beginning.

DEFINITION: Deed of Barron D. Lennedy, Jr. recorded Jan. 7, 1974 in Deed Book 991 at page 670 in the Office of the REC for Greenville County.

The above described property incorporates all of Lot 8, Block F, as shown on plat recorded in Plat Book C, page 176 as well as a portion of that certain 16-foot alley abutting the rear of said lot as shown on the designated plat.

which has the address of 208 West Prentiss Avenue, Greenville, S.C.
(Street) (City)
(State and Zip Code) (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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