

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
MENTARY
FEB 10 1983
03 20

FILED
GREENVILLE CO. S. C.
FEB 10 10 24 AM '83
DONNIE TANKERSLEY
M.C.

BOOK 1594 PAGE 369

MORTGAGE

THIS MORTGAGE is made this 9th day of February, 1983, between the Mortgagor, Larry D. 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 EIGHT THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 9, 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 3-1-91.....;

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 in Chick Springs Township County of Greenville State of South Carolina, on the West side of Lee Road and being shown on plat of property made for John Robert Wood and Suedelle M. Wood by Terry T. Dill, Surveyor, dated May, 1960 and having the following metes and bounds, to-wit:

BEGINNING in center of said road at corner of driveway of Emma Wood and running thence N. 77-33 W. 140 feet along driveway to iron pin; thence still with Emma Wood S. 84-22 W. 110 feet to an iron pin; thence N. 17-06 W. 137.5 feet to an iron pin on G.T. Ross Est., line; thence S. 70-00 W. 40 feet to Emma Wood; thence S. 14-31 E. 133 feet to an iron pin; thence S. 45-45 E. 100 feet, crossing Southern Bell Te. & Tel. right of way to iron pin; thence S. 75-45 E. 180 feet to center of said road; thence with road N. 22-40 E. 117 feet along road to the beginning corner."

This is the same property conveyed to H. Scott Evans and Monie M. Evans by James W. Morgan and Erma D. Morgan by Deed dated June 25, 1968 and recorded June 27, 1968 in Deed Book 847, Page 380. Said H. Scott Evans died testate August 17, 1970 as will appear from Apt. 1154, File 6, Probate Court, Greenville, S.C.

This is a second mortgage and junior in lien to that mortgage executed by Larry D. Wood and Sherrell J. Wood to Greer Federal of S.C. which mortgage is recorded in RMC Office of Greenville County in Book No. 1401 at Page 585 dated June 20, 1977, in the original amount of \$19,900.00

which has the address of 1803 E. Lee Rd., Taylors, S.C. 29687,
(Street) (City)
(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 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.

RECORDED

4328 RV-2