



the amount of \$ _____

MORTGAGE

VOL 1635 PAGE 845

THIS MORTGAGE is made this Twenty First day of September 1983 between the Mortgagor, Cynthia W. Wood (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 Forty-four dollars and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated 9-21-83 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 certain piece, parcel or lot of land, with any and all improvements thereon, lying, being in situate on the east side of Washington Avenue, Greenville County, South Carolina, being known as the southern portion of Lot No. 16 of Block D on a plat of Blocks C and D of Highland Subdivision, dated February, 1920, and recorded in plat book E at Page 209 in the R.M.C. Office for Greenville County, which plat is incorporated herein by reference, and having the following mete and bounds, to wit:

Beginning at an iron pin on the east side of Washington Avenue, corner of Lot No. 14, and running thence with the line of said Lot N71-E 200 feet to an iron pin, corner of lot No. 17; thence with the line of said lot N22-10W 70 feet to a stake; thence S71W 200 feet to a stake on the east side of Washington Avenue; thence with the east side of Washington Avenue S22-10E 70 feet to an iron pin, the point of beginning.

This property is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants affecting said property that will appear of record or by inspection of the premises.

This is the identical property conveyed to Charles E. Williams by W. Daniel Yarborough, Jr., Master in Equity for Greenville County, by deed dated and recorded June 3, 1983 in Deed Book 1189 at Page 596 in the R.M.C. Office for Greenville County.

This is that same property conveyed by deed of Charles E. Williams to Cynthia W. Wood, dated June 12, 1983, recorded 6-17-83, in volume 1190 at page 680 of the R.M.C. Office for Greenville County, South Carolina.

which has the address of 18 North Washington Avenue, Greenville, South Carolina
(Street) (City)
29611 (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.

GCTD 3 NOV 17 83 030 4-0000

480

828-272