

11:00 AM
10:29 AM
MORTGAGE

900: 1515 546

THIS MORTGAGE is made this 11th day of July 19. 83, between the Mortgagor, Thomas G. Woodson and Mary Joe Woodson (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 Twenty-five Thousand and 00/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 11, 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 February 9, 1984

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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 197 of a subdivision known as Pebble Creek, Phase I, as shown on the plat thereof prepared by Enwright Associates, Engineers, dated March 22, 1974 and recorded in the R.M.C. Office for Greenville County in Plat Book 5-D, Page 39, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Applejack Lane, joint front corner of Lots Nos. 196 and 197 and running thence with the joint line of said lots, N. 75-59 E. 138.74 feet to an iron pin; thence S. 23-12 E. 100 feet to an iron pin at the corner of Lot No. 198; thence with the line of Lot 198, S. 57-10 W. 155.24 feet to an iron pin on the eastern side of Applejack Lane; thence with Applejack Lane N. 17-00 W. 149 feet to the beginning corner.

THIS conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat or on the premises.

THIS being the same property conveyed to the Mortgagors herein by deed of Michael K. Johnson dated July 11, 1983 and recorded in the R.M.C. Office for Greenville County in Deed Book 1192 at Page 111 on July 12, 1983.

AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION
GREENVILLE, SOUTH CAROLINA
101 EAST WASHINGTON STREET
GREENVILLE, SOUTH CAROLINA 29687
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which has the address of Lot No. 197, Applejack Lane Taylors South Carolina 29687 (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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