

GREENVILLE CO. S.C.
1978
RECORDS FILED

1444 497

MORTGAGE

THIS MORTGAGE is made this 14th day of September 19. 78, between the Mortgagor, George Robert Wood and Marian E. Wood (herein "Borrower"), and the Mortgagee, Fidelity Federal Savings and Loan Association, Greenville a corporation organized and existing under the laws of South Carolina, whose address is 101 E. Washington Street, Greenville, South Carolina (herein "Lender").

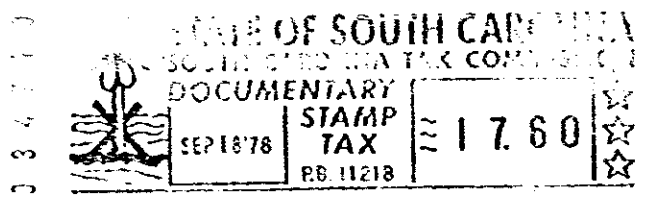
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-four Thousand and No/100 (\$44,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2008;

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 lot, piece, or parcel of land, with all improvements thereon, lying, being, and situate in Greenville County, South Carolina, being known and designated as Lot 179, Steeplechase Drive, Heritage Lakes Subdivision, on plat recorded in Plat Book 6-H, at Page 15, in the R. M. C. Office for Greenville County, South Carolina, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the edge of Steeplechase Court, at the joint front corner of Lots No. 178 and 179, and running thence with the joint line of said Lots, N. 89-17-17 E., 198.40 feet to a point; thence S. 01-49-58 E., 110 feet to a point at the joint rear corner of Lots NO. 179 and 180; thence with the joint line of said Lots, S. 89-17-17 W., 198.40 feet to a point on the edge of Steeplechase Court; running thence with said Court N. 01-49-58 W., 110 feet to the POINT OF BEGINNING.

This being the identical property conveyed unto George Robert Wood and Marian E. Wood, the Mortgagors herein, by deed of L. Alfred Vaughn, recorded September 7, 1978, in Deed Book 1086, at Page 833, in the R. M. C. Office for Greenville County, South Carolina.



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which has the address of Lot 179, Steeplechase Drive, Heritage Lakes Subdivision, Simpsonville, S.C. (herein "Property Address"); 29681 (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 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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