

FILED
GREENVILLE CO. S. C.
MAY 18 2 42 PM '79
DONNIE S. TANKERSLEY
R.H.C.

VA 1405

MORTGAGE

THIS MORTGAGE is made this 18 day of May 1979, between the Mortgagor, Robert Woodard and Virginia Woodard

(herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

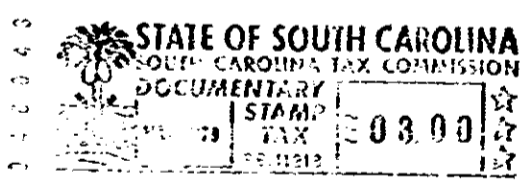
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY THOUSAND AND NO/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 18, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2009

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 located in the City of Greenville, County of Greenville, State of South Carolina on the northern side of Oregon Street being designated as Lot No. 4 of Block D on plat of Kanatenoh made by J.E. Sirrine and Company of June 7, 1922 recorded in the RMC Office for Greenville County in Plat Book F at Page 31, also shown on a more recent plat of Property of Robert Alfred Woodard dated May 14, 1979 prepared by Century Land Surveying Company and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Oregon Street, said point being 240 feet, more or less, in a westerly direction from the intersection of Oregon Street and Fuller Street and running thence with Oregon Street, S. 63-35 W., 60.0 feet to an iron pin at the joint front corner of Lots 3 and 4; thence with the joint line of said lots, N. 26-30 W., 165.0 feet to an iron pin at the joint rear corner with Lot 12; thence with lot 12, N. 63-35 E., 60.0 feet to an iron pin at the joint rear corner of Lots 4 and 5; thence with the joint line of said lots, S. 26-30 E., 165.0 feet to an iron pin on Oregon Street being the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of Lewis J. Ewert and Erna E. Ewert dated May 18, 1979.



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which has the address of Lot 4, Block D, 109 Oregon Street Greenville, South Carolina (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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