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GREENVILLE CO. S. C.

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BOOK 1481 PAGE 213

DENNIS GEORGE WOOD AND LINDA NEAL WOOD
R.M.C. **MORTGAGE**

THIS MORTGAGE is made this 18th day of September 19. 79, between the Mortgagor, Dennis George Wood and Linda Neal Wood (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").

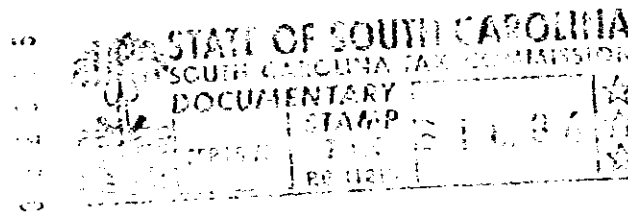
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-seven Thousand One Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2010;

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 with all buildings and improvements now or hereafter constructed thereon, situate, lying and being on the western side of Sandhurst Drive in the Town of Simpsonville, Greenville County, South Carolina being shown and designated as Lot No. 99 on a plat of Section III of BRENTWOOD made by Piedmont Engineers, Architects and Planners, dated November 15, 1973 recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 5-D, Page 42, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sandhurst Drive at the joint front corner of lots nos. 98 and 99 and running thence with the common line of said lots, S. 70-57 W. 149.96 feet to an iron pin; thence along the rear line of lot no. 96, S. 23-42 E. 105 feet to an iron pin; thence with the common line of lots nos. 99 and 100, N. 69-11 E. 144.35 feet to an iron pin on Sandhurst Drive; thence with the western side of Sandhurst Drive, N. 26 W. 13 feet to an iron pin; thence continuing with said side of said Drive, N. 19-55 W. 87.3 feet to the point of beginning.

The above property is the same property conveyed to Dennis George Wood and Linda Neal Wood by deed of Rackley, Builder-Developer, Inc. of even date to be recorded herewith.



which has the address of Lot 99 Sandhurst Drive, Brentwood, Simpsonville, S. C. 29681 (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 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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